

Agenda Item #1

STAFF REPORT

ZC 2022-04

Underwood – Zone Change (RC-1 to RS-20)

FACT SHEET/STAFF REVIEW
For a Proposed Rezone
Franklin County Planning Commission
February 7, 2023

Case-file: ZC 2022-04, a proposal for a zoning designation change from Rural Community 1 (RC-1) to Suburban 20 (RS-20).

Hearing Date: February 7, 2023

Applicant: Aqtera Engineering

Owner: Richard Underwood

Location: The property is located South of Columbia River Rd., West of Fraser Dr., North of Selph Landing Rd. and East of the Columbia River. Property currently has no address.

Legal Description: Franklin County Tax Parcel No. 126-210-022: A portion of Farm Units 17 and 18, Columbia Basin Project, Block 1, lying in the Northeast quarter of Section 24, Township 10 North, Range 28 East, Willamette Meridian, Franklin County, Washington, described as follows; Beginning at Brass Cap marking the Southeast corner of the Northeast quarter of said Section 24, from which a Brass Cap marking the Northeast corner of said Section 24 bears North 00°10'55" East, 2667.88 feet; Thence South 89°04'41" West, along the South Line of the Northeast quarter of said Section 24, 30.01 feet to the Westerly right-of-way line of Fraser Drive, said point being 30.00 feet Westerly of the centerline thereof when measured at right angles, said point also being the Southeast corner of said Farm Unit 18; Thence continuing South 89°04'41" West along the South line of the Northeast quarter of said Section 24 and the South line of said Farm Unit 18, 674.98 feet to the TRUE POINT OF BEGINNING of the parcel to be described; Thence continuing South 89°04'41" West along the South line of the Northeast quarter of said Section 24 and the South line of said Farm Unit 18, 1935.66 feet to the Southwest corner of the Northeast quarter of said Section 24, said point also being the Southwest corner of said Farm Unit 18; Thence North 00°10'55" East along the West line of the Northeast quarter of said Section 24 and the West line of said Farm Unit 18, 1334.18 feet to the Northwest corner of said Farm Unit 18 and the Southwest corner of said Farm Unit 17; Thence continuing North 00°10'55" East along the West line of said Farm Unit 17, 1334.18 feet to an Aluminum Cap marking the Northwest corner of the Northeast quarter of said Section 24; Thence North 89°05'19" East, along the North line of the Northeast quarter of said Section 24, 2153.85 feet to the Southwesterly right-of-way line of Columbia River Road, said point being 30.00 feet Southwesterly of the centerline thereof when measured at right angles; Thence South 38°11'00" East, along the Southwesterly right-of-way line of said Columbia River Road, 735.81 feet to the Westerly Right-of-way of said Fraser Drive; Thence South

00°10'55" West along the Westerly right-of-way of said Fraser Drive, 447.73 feet; Thence leaving the Westerly right-of-way line of said Fraser Drive, North 89°49'05" West, 682.00 feet; Thence South 00°10'55" West, 313.65 feet to the common line between said Farm Units 17 and 18; Thence continuing South 00°10'55" West, 962.93 feet; Thence South 00°55'19" East, 371.00 feet to the TRUE POINT OF BEGINNING and end of this parcel description.

Vicinity Map:

SITE



**Property size and
Land Uses:**

Parcel **126-210-022** is approximately 130.98 acres. The surrounding area has primarily agricultural and residential uses. Property to the northwest is zoned AP-20, with a single property to the south zoned RC-5. Rest of the properties to the north and south are zoned RC-1. The site is currently used for farming.

Comp. Plan:

Rural Shoreline Development, in the Columbia River West LAMIRD (Local Area of More Intense Rural Development)

Zoning:

A total of approximately 130.98 acres would be changed from RC-1 to RS-20 under the rezoning proposal.

Suggested

Recommendation: Denial recommendation with five (5) findings of fact.

APPLICATION DESCRIPTION:

This is an application to rezone approximately 130.98 acres to RS-20. The land is situated within a *Limited Area of More Intensive Development (LAMIRD)*, being designated as Rural Shoreline Development in the Franklin County Comprehensive Plan. The property is located South of Columbia River Rd., West of Fraser Dr., North of Selph Landing Rd. and East of the Columbia River. Property currently has no address (Parcel #126-210-022).

In a narrative statement submitted with the application, the applicant described the purpose of the request is help reduce the cost of housing. They also highlighted the need for workforce housing and how the location is near to "...shopping, employment centers, schools and other governmental services."

The application included a SEPA Environmental Checklist.

STAFF ANALYSIS:

(Information cited in staff report is located in the appendix attached to the staff report.)

Application was received by staff on September 16, 2022 and deemed complete on said date. An application is determined to be complete when the applicant has provided the required items as stated in the zone change packet checklist.

Comprehensive Plan and Zoning Code Issues

The section within the 2018 Franklin County Comprehensive Plan, describing the Rural Shoreline Development Comprehensive Plan Land Use Designation defines density standards as, "...maximum residential density for this area ranges from one dwelling unit per acre to one dwelling unit per five acres" (Pg. 49). Additionally, within the Rural Lands Sub-Element Goals and Policies section further states, "The subdivision of land within areas designated for Rural Settlement, Rural Residential and Rural Shoreline land use may have a minimum lot area of one-acre provided community wells and paved public roads are provided" (Pg. 55).

Half-acre lots are mentioned for both Rural Shoreline Development and the Columbia River West Area in the Comprehensive Plan, but only in describing lot sizes currently in the area. The plats where half-acre sized lots within the shoreline area outside of the Urban Growth Area (UGA) are River Ridge Estates and Sunset Terrace Heights. Those plats were recorded in 1960 and 1967 respectively, decades before the establishment of the Growth Management Act (GMA). The 2018 Comprehensive Plan does not state it is the intention of Franklin County that more half-acre lots should be created within said area. Previous Comprehensive Plans going back to 2005 have the same language stating the intent for this area is to allow for the development of one-acre lots, not the creation of lots less than one-acre in size.

The 2018 Franklin County Comprehensive Plan County-Wide Planning Policies (CWPP) were adopted by both Franklin County and municipalities within the County to ensure coordination of development to accommodate growth in the County. As proposed, the requested rezone is not consistent with various County-Wide Planning Policies, such as

Urban Growth, and Reduce Sprawl. Conflict often arises between neighboring parties using land for differing purposes. The one-acre lot minimum was established for the Rural Shoreline Development Land Use Area to minimize conflict, by seeking to balance the need for more residential lots in the rural areas of the County, the desire of some landowners to stop agricultural activities on their property and to develop property into residential lots, and the needs of other landowners desiring to continue agricultural activities in the area, while maintaining a rural character to the area.

Purpose sections for both the Suburban 20 (RS-20) and Rural Community 1 (RC-1) Zoning Districts state the intended location for their respective zones. For the RS-20 Zone, "The RS-20 suburban district is established to provide urban growth area boundaries a low-density residential environment permitting two dwelling units per acre (FCC 17.28.010)." RC-1 Zone states, "Lands within this district are normally located in rural areas that are outside designated urban growth boundaries and contain residential development with large lots and expansive yards (FCC 17.18.010)." In essence, RS-20 zoning is intended to be located within UGAs, and RC zoning, whether RC-1 or RC-5, is intended for rural areas outside UGAs.

Lack of Infrastructure Development

As proposed, the rezone request conflicts with the County-Wide Planning Policies by encouraging urban scaled development in an area lacking urban scale public, or private, facilities to accommodate such growth. Half-acre residential development in Franklin County requires municipal water service or community water provision, and an on-site septic system for each lot. The applicant indicates that an application for community water provision is pending approval. However, said application has not been approved, and may take multiple years to go through the approval process.

Residential development in Franklin County requires the provision of adequate road infrastructure, such that new development shall not cause existing infrastructure to fail or become unsafe. The main County road to be utilized (Columbia River Road) is not listed for improvements in either the 20-year (2018-2038) project list in the 2018 Franklin County Comprehensive Plan or in the 6-year (2022-2027) Franklin County Statewide Transportation Improvement Program (STIP). The process for receiving transportation funding to complete the roadwork can take multiple years to secure.

Ability of Property to Provide Workforce Housing

A key argument made by the applicant for the rezone request, is that it would provide crucially needed workforce housing for the area. Based on information provided by the applicant, it is unclear as to how this request would improve the availability of work force housing in the County. A key element that effects housing prices is the availability of properties on the market at the time of purchase. If more lots are available, then there may be reduced competition for individual properties, and this may lower the general cost for properties. However, significant price reduction due to new lots being created generally only occurs in markets that have been overdeveloped or subdivided, and have more properties available than the market desires.

Homeownership often follows a pattern of upgrading, such that a 1st-time homebuyer will purchase a smaller, existing home, based on the buyer's income at that time, with the intention of selling the unit at a later date, and upgrading to something else in the future. As they continue to advance in life, they sell the existing home, and buy a "better" home (larger, better location, newer, etc.), that frees up the existing unit for a new buyer. Due to current

home prices, and other market factors, this paradigm has been interrupted, such that, often, existing home owners seeking to sell their existing home to purchase a new one cannot afford the next level of house, or even find one available. So, rather than sell, they are remodeling their existing houses, converting them to “forever” homes, and reducing the number of available units on the market. Therefore, tangentially, creating more ½-acre lots may increase the availability of work-force housing by allowing for those in existing units to find land for their “upgrade” or “forever” homes, and then sell their lower-cost existing unit, increasing the number of available units affordable to a party making the Franklin County MFI.

The definition of workforce housing “...is housing that is affordable to households earning between 60 and 120 percent of area median income (AMI) (UNC, 2018).” According to U.S. Department of Housing and Urban Development (HUD) the Median Family Income (MFI) for Franklin County, WA in 2022 is \$87,500. Washington State Office of Finance Management (OFM) also has a figure for Median Household Income (MHI) for Franklin County, which is comparable to the MFI at \$85,336. Standard metric on housing affordability states that housing should not cost more than 30% of a person’s monthly income. The monthly 30% limit for the Franklin County, WA MFI calculates to \$2,187.50 and \$2,133.40 for the MHI.

According to the Google mortgage calculator, a 30-year Federal Housing Administration (FHA) loan, with 3.5% down payment and an approximate 7.25% interest, the maximum home price that someone earning the Franklin County, WA MFI could afford is \$250,000. Comparable properties within the shoreline area that are half-acre (e.g., located within Pasco UGA) range from \$750,000 to \$850,000. Comparable vacant lots (0.5 to 0.7 acres) range from \$225,000 to \$398,000. According to current prices, someone earning the area MFI would only be able to purchase the land.

Staff also looked at the Housing and Transportation (H+T) Index by the Center for Neighborhood Technologies, which takes into consideration not only housing costs but also transportation costs as well. Data used in the development of the H+T Index are from a variety of federal and transit data sources. The ideal monthly income affordability limit with H+T is 45%, which is a combination of 30% housing and 15% transportation.

The H+T index figure for the area of the proposed rezone is 65%. Other figures within the County are Basin City 35%, Mesa 36%, Connell 42%, Kahlotus 44%, Eltopia 55% and Pasco 45%.

PUBLIC NOTICE:

1. A Public Notice was published in the Franklin County Graphic on November 3, 2022.
2. Property Owners within 1 mile were mailed the notice on November 2, 2022.
3. A sign was posted on the property on November 7, 2022.
4. The Planning Staff notified agencies on November 3, 2022.
5. A SEPA DNS was issued on November 3, 2022 and comments were due by November 17, 2022. (SEPA Register # 202205433) There were no SEPA conditions.

PUBLIC COMMENT:

There were no comments received by November 17, 2022.

AGENCY COMMENTS/CRITERIA FOR FINDINGS OF FACT:

1. **Franklin County Planning Department:** In reviewing this application, the Planning Department Staff has found the following:
 - a. The Franklin County Comprehensive Plan land use map guides development and redevelopment of lands within unincorporated areas of the County. All zone change activities are to be guided by the Comprehensive Plan.
 - b. The Comprehensive Plan Designation of the property is **Rural Shoreline Development**. The lands bounding the property have a Rural Shoreline Development and Agricultural Comprehensive Plan Land Use Designations.
 - c. The current zoning of the subject property is RC-1. The property is surrounded by lands zoned RC-1, RC-5 and AP-20.
 - d. Columbia River Rd. /Fraser Dr. bound the property to Northeast and east.
 - e. The property is currently undeveloped and used for farming.
 - f. The minimum lot size for the current zoning district (RC-1) is 1 acre while the minimum lot size for the proposed zoning district (RS-20) is 20,000 sq. ft. or 1/2 acre.
 - g. Proposed rezone is not consistent with the County-Wide Planning Policies:
 - i. *"Urban Growth: Encourage development in urban areas where adequate public facilities exist or can be provided in a cost efficient manner (Pg. 6)."*
 - ii. *"Reduce Sprawl: Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development (Pg. 7)."*
 - h. Proposed rezone is not consistent with the Comprehensive Plan designation of Rural Shoreline Development:
 - i. *"...maximum residential density for this area ranges from one dwelling per acre to one dwelling unit per five acres (Pg. 49)."*
 - ii. *"The subdivision of land within areas designated for Rural Settlement, Rural Residential and Rural Shoreline land use may have a minimum lot area of one-acre provided community wells and paved public roads are provided (Pg. 55)."*
 - i. Proposed rezone will allow for a more intensive use of the land upon any future development, subdivision, or short platting.

- j. Proposed rezone is not consistent with the surrounding area zoning:
 - i. Nearest property, containing RS-20 zoning is located over three miles away from proposed site of rezone. Additionally, all properties with RS-20 zoning designations, since 1967, are located within the City of Pasco's Urban Growth Area.
- l. Proposed rezone is not consistent with Franklin County Zoning Code:
 - i. FCC 17.28.010, the purpose of the RS-20 Zone is: "...established to provide urban growth area boundaries a low-density environment permitting two dwelling units per acre."
 - ii. FCC 17.18.010, the purpose of the RC-1 Zone is: "...established to provide a rural residential environment permitting one dwelling unit per acre. Lands within this district are normally located in rural area that are outside designated urban growth boundaries and contain residential development with large lots and expansive yards."
- 2. **Franklin County Assessor:** No comments received.
- 3. **Benton-Franklin Health District:** No comments received.
- 4. **Department of Archeology and Historic Preservation (DAHP):** *Comments received November 17, 2022. Please agency comment section for more information.*
- 5. **Colville Confederated Tribes:** No comments received.
- 6. **Confederated Tribes of Umatilla Indian Reservation:** No comments received.
- 7. **Yakama Nation:** No comments received.
- 8. **Nez Pearce Tribe:** No comments received.
- 9. **Franklin County Public Works Department:** *Comments received November 14, 2022.*
 - a. Any new lots that may be created, as a result of this proposed Zone Change, that will require access to a county road shall be subject to the County Road Approach Policy (Resolution No. 2014-123). Requirements include required permits, approach construction, minimum design standards, etc.
 - b. Any mitigation fees required will be determined upon development of the property and will go towards future road upgrades as development continues to grow in the area.
- 10. **Big Bend Electric Cooperative (BBEC):** No comments received.
- 11. **Fire District #3:** No comments received.
- 12. **South Columbia Basin Irrigation District:** No comments received.

13. **Bureau of Reclamation:** No comments received.
14. **Washington Department of Fish and Wildlife:** No comments received.
15. **Department of Ecology:** No comments received.
16. **WSDOT:** *Comments received November 17, 2022. Please see agency comment section for more information.*

APPLICABLE STANDARDS/ORDINANCES:

1. Franklin County Comprehensive Plan.
2. Franklin County Code, Title 17 Zoning, Chapter 17.18 RC-1 Rural Community Zone
3. Franklin County Code, Title 17 Zoning, Chapter 17.28 RS-20 Suburban Zone
4. Franklin County Code, Title 17 Zoning, Chapter 17.84 Amendments & Rezoning

RECOMMENDATION: (Zone Change 2022-04)

According to **Franklin County Code, Title 17 Zoning, Chapter 17.84 Amendments & Rezoning**, the Planning Commission shall:

1. Render a recommendation to approve, approve with modifications and/or conditions, or reject the petition based on its findings and conclusions. The Planning Commission's recommendation, to include its findings and conclusions, shall be forwarded to the Board of Commissioners at a regularly scheduled business meeting thereof.
2. After completion of an open record hearing on a petition for reclassification of property, the Planning Commission shall make and enter findings from the records and conclusions thereof which support its recommendation and find whether or not:

(Findings of Fact Criteria for Planning Commission Recommendation)

- a. The proposal is in accordance with the goals and policies of the Comprehensive Plan.
- b. The effect of the proposal on the immediate vicinity will be materially detrimental.
- c. There is merit and value in the proposal for the community as a whole.
- d. Conditions should be imposed in order to mitigate any significant adverse impacts from the proposal.
- e. A concomitant agreement should be entered into between the county and the petitioner, and if so, the terms and conditions of such an agreement.

Staff: The Franklin County Planning and Building staff recommends that the Planning Commission conduct an open-record public hearing on the proposed rezone. Based on the information available prior to the hearing, staff supports a recommendation of denial for the rezone. Staff is recommending denial of the application request due to two main factors: lack of compliance with 2018 Franklin County Comprehensive Plan and Franklin County Zoning Code and lack of infrastructure development. If the Planning Commission wishes to forward a **DENIAL RECOMMENDATION**, the following suggested findings of fact and suggested conditions of approval may be applicable for this case file:

Suggested Findings of Fact:

1. The application to rezone approximately 130.98 acres of land to RS-20 Suburban **IS NOT** in accordance with the goals and policies of the Comprehensive Plan.
 - a. Rural Shoreline Development Comprehensive Plan Land Use Designation has a designated minimum lot size of one dwelling unit per acre. This is stated in both the section defining the Rural Shoreline Development Land Comprehensive Plan Land Use Designation and in the Rural Lands goal policies section (Pg. 49 and 55).
 - c. Proposed rezone would conflicts with various county-wide planning policies, by encouraging growth in an area lacking adequate public facilities (e.g., water and roads) and facilitate the "...inappropriate conversion of undeveloped land into sprawling, low-density development (Pg. 7)."
 - i. Columbia River Rd. improvements are not listed within either the 2018 Franklin County Comprehensive Plan 20-year project list (Pg. 156-158) or in Franklin County Public Works 2022-2027 Statewide Transportation Improvement Plan.
 - ii. Applicant has yet to secure community water system approval from Washington State Department of Health.
2. The effect of the proposal on the immediate vicinity **WILL** be materially detrimental.
 - a. Consistency with surrounding area: The rezone request is not consistent with surrounding area.
 - i. Neighboring properties have a zoning density of one dwelling unit per 1-20 acres.
 - ii. Will change the character of the area from rural to suburban, as it will allow for urban densities in a rural area.
3. There **IS** merit and value in the proposal for the community as a whole.
 - a. As proposed, more residential lots will be made available to the market, but the properties are not considered to be affordable to the government defined "work-force" demographic.

4. Conditions **ARE** required to be imposed in order to mitigate any significant adverse impacts from the proposal.
 - a. Future development at this site will need to comply with local, state, and federal agency standards.
5. A concomitant agreement between the County and the petitioner **IS NOT** required for this application.

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STAFF REPORT APPENDIX

ZC 2022-04

Underwood – Zone Change (RC-1 to RS-20)

Map 16: Rural Lands near Eltopia



Eltopia

Eltopia has been a part of Franklin County's farming community for many years. Historically, the area has been a vibrant commercial and industrial community with rail service that provided a valuable service to the farming community. Over the years, this area has continued to decline in the number of commercial businesses, but its residential population continues to be stable. The area has become a residential community with an infill of the historic railroad plat with lot sizes averaging between five acres and a quarter acre in size. Numerous commercial and industrial lots are available for future infill.

A LOB for Eltopia is approximately 1.75 square miles. This includes the five-acre tract development to the south along Highway 395 and the residential plat to the north along Eltopia West Road. A rail line, the Esquatzel Coulee and Eltopia West Road all dissect the central portion of the Eltopia Rural Settlement Area. (See Map 16)

Merrill's Corner

Merrill's Corner has been an integral part of central Franklin County's farming community for many years. A crossroads commercial and industrial services area, the vicinity continues to develop with new businesses and residential homes. The area consists of agricultural services, residential homes, a gas station, a restaurant, a library, and a post office.

The LOB for Merrill's Corner follows the historic pattern of growth in the area. This historical area consists of residential development to the east, the industrial park development to the south and west and aligns with the half section line to the north. (See Map 16)

RURAL SHORELINE DEVELOPMENT

Rural Shoreline Development is characterized by a mixture of half acre to five acre residential developments, scattered single family residences, small farms, and places where residential developments are expected to continue to occur. The existing developments were created through traditional County Subdivision and Short Plat guidelines and the maximum residential density for this area ranges from one dwelling unit per acre to one dwelling unit per five acres. This designation provides for the infill, development and redevelopment of lands with the intention that this area be exclusively residential in nature.

Although withdrawals from exempt wells are exempted from permits, they still remain subject to Washington State laws regarding the seniority of water withdrawals and water rights.

Stewardship

Water is an important and limited resource. Franklin County residents and water users should be focused on efficient and lawful use of water; diligently working to not waste or pollute the water they use to maintain the best quality and quantity of water for all residents and users.

In the future, it could be helpful for a formal study to monitor groundwater availability and to determine if there is potential for exempt groundwater withdrawals to impair surface or groundwater resources. This could potentially be accomplished by using one of the several water studies that have been performed in the Columbia Basin Ground Water Management Area, some of which include modeling. One or more of these could be used with a more specific hydrogeologic study and analysis to address the topics in Franklin County, subject to available resources.

Water Banking

Water Banking is a method where water rights can be transferred from sellers to buyers who will put the water to a beneficial use. The voluntary water rights transfer could be established through a number of mechanisms, including conservation, purchase, lease, or donation. This can preserve water rights and also provide water for presently unmet and future needs. These programs can achieve statewide water resource management objectives including improving streamflow, providing water mitigation, responding to drought conditions, or reserving supply for future needs.

The goal is to transfer the right to use water from a location where it is no longer needed to where it is best used. Water banking via the Trust Water Rights program, facilitated by the Washington State Department of Ecology, is outlined in Chapter 90.42 RCW.

MASTER PLANNED RESORTS

Franklin County's unique physical and rural circumstances offer different destinations for visitors to experience the ambiance of the Columbia Basin. Master Planned Resorts (MPR) may be sited in either the Rural or Resource land use categories. Such siting, however, must be consistent with this Comprehensive Plan's applicable goals, policies and strategies together with County ordinances. Many of the Rural land use categories are also categorized as Type I, II or III LAMIRDs and the siting of a Master Planned Resort must not only be consistent with the existing rural character, intensity of use, and respective mitigation requirements but also the limitations of expanding a LAMIRD. In the Resource land use categories agricultural lands must be protected and preserved, and critical areas protection must be considered. Mineral deposits must also be preserved for future use. Also, the surrounding rural land use character must be preserved, and off-site impacts mitigated to a rural level.

The authorization for a Master Planned Resort (MPR) is provided under RCW 36.70A.360. The guidance provided in that section together with the following goals and policies are intended to facilitate the approvals and siting of an MPR.

RURAL LANDS GOALS AND POLICIES

Goal 1. Maintain the rural character of the County.

This goal and the related policies recognize the importance of maintaining the County's rural character and land uses.

Goal 1 Policies:

1. Ensure that only rural densities and uses are permitted.
2. Maintain rural character with low-intensity rural development.
 - a. Encourage the infill of existing developments before any new developments are approved.

- b. Establish a variety of lot sizes for development while maintaining the rural character.
 - c. Require that development meet design standards for roads, rights-of-way, sewer/septic, domestic water, lighting, and storm drainage, prior to final plat or short plat approval.
 - d. The subdivision of land within areas designated for Rural Settlement, Rural Residential and Rural Shoreline land use may have a minimum lot area of one-acre provided community wells and paved public roads are provided.
 - e. The subdivision of land within areas designated for Rural Remote land use will have a minimum lot area of five acres because of the minimal infrastructure improvements required.
 - f. Subdivisions and short plats should be reviewed for the ability for future development to protect people and property from wildfires and other emergency situations. Providing more than one route "out" of an area is an example of a way to ensure safety and mitigate against potential threats.
 - g. Implement "Firewise" principles and advise property owners on steps they can take to protect life and property from wildfire threat, particularly in remote areas and in areas on the urban "fringe" and in locations where the diversity and amount of fire equipment and available fire-fighting personnel is limited, and especially in cases where property may be difficult to access (such as steep slopes).
3. Promote the use of open space for agriculture, retention of critical features, or passive recreation, using the special assessment programs as incentives.
 4. Encourage the adoption of development standards in rural areas that will enhance the rural quality of life.
 5. Conserve rural resources including but not limited to surface water and groundwater resources.
 6. Where parcelization has already occurred, encourage reconfiguration that allows the same number of lots with a design that will have less impact on surrounding lands.
 7. To ensure compatibility and reduce conflicts between resource uses and rural uses, establish site plan requirements including special siting criteria, setbacks, or review procedures for new or expanded land uses, which by their nature are especially sensitive to farm or mineral operations. Such uses may include residential development, schools, daycare facilities, hospitals or clinics, outdoor recreational facilities, and similar uses.

Goal 2. Define the limits of services available to support a rural way of life.

This goal and its policies address rural lands from a service and density perspective. It defines what type of services (roads, water, sewer) can be expected, and what densities (numbers of houses per acre) may be allowed so that rural areas remain rural.

Goal 2 Policies:

1. Environmental, health, and safety concerns will be a part of the criteria used to determine the intensity to which a specific parcel can be used.
2. Rural area residents should expect the level of public services, such as water systems, emergency services (fire, life and safety) and road improvements (paving, snow removal, dust abatement) will be limited as distance increases from the urban areas.
3. Municipal sewer lines should not be extended into rural areas except to remedy documented groundwater contamination problems or to correct documented existing or impending health hazards. However, community sewer and/or sewer district may be provided in rural areas.
4. Existing public water systems should be used if available and capacity exists. In rural areas where an existing system is not available, and where density allocation/cluster development is proposed, community wells will be required for new development.
5. The County shall implement rural area land development standards to address development in rural areas where adequate and reliable water sources don't exist or where the development of full fire-flow requirements are impractical.

Goal 3. Provide opportunities for Master Plan Resorts that will provide a mixture of recreational, commercial, lodging and resort-residential land uses that are appropriate for the site. GMA Counties may permit Master Planned Resorts (MPRs), which may constitute urban growth outside of UGAs limited by this section. A Master Planned Resort means a self-contained and fully integrated planned unit development, in a setting of significant natural amenities, with primary focus on destination resort facilities consisting of short-term visitor

Table 2: State Mandates

TOPIC	GOAL
<i>Rural Element</i>	Counties shall include a rural element [in their comprehensive plans] including lands that are not designated for urban growth, agriculture, forest, or mineral resources... RCW 36.70A.070 (5)
<i>Urban Growth Area</i>	Each county that is required or chooses to adopt a Comprehensive Land Use Plan under RCW 36.70A.040 shall designate an Urban Growth Area or areas within which urban growth shall be encouraged and outside of which growth can occur only if it is not urban in nature....An Urban Growth Area may include territory that is located outside of a city only if such territory already is characterized by urban growth whether or not the urban growth area includes a city, or is adjacent to territory already characterized by urban growth, or is a designated new fully contained community as defined by RCW 36.70A.350. RCW 36.70A.110 (1)
<i>Sufficient Area for Population Growth</i>	Based upon the population projection made for the County by the Office of Financial Management, the county and each City within the County shall include areas and densities sufficient to permit the urban growth that is projected to occur in the County or City for the succeeding twenty-year period...each Urban Growth Area shall permit urban densities and shall include green and open space areas. RCW 36.70A.110 (2)
<i>Public Facilities and Service Capacities</i>	Urban growth should be located first in areas already characterized by urban growth that have existing public facilities and service capacities to serve such development, and second in areas already characterized by urban growth that will be served adequately by a combination of both existing public facilities and services and any additional needed public facilities and services that are provided by either public or private sources, and third in the remaining portions of the urban growth areas.... RCW 36.70A.110 (3)
<i>Requirement for Agricultural Land within UGAs</i>	...Agricultural land located within Urban Growth Areas shall not be designated by a county or city as agricultural land of long-term commercial significance....unless the city or county has enacted a program authorizing transfer or purchase of development rights. RCW 36.70A.060 (4)

COUNTY-WIDE PLANNING POLICIES

The following County-Wide Planning Policies were developed and adopted by Franklin County¹ in coordination with Franklin County Cities to establish a framework to ensure that county and city comprehensive plans are consistent with one another as required by the Growth Management Act.

I. Policies to Implement RCW 36.70A.020

1. The Comprehensive Plans of Franklin County and each of its cities therein shall be prepared and adopted with the objective to facilitate economic prosperity by accommodating growth consistent with the following:
 - A. **Urban Growth:** Encourage development in urban areas where adequate public facilities exist or can be provided in a cost efficient manner.

¹ Resolution 2019-312

- B. **Reduce Sprawl:** Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.
- C. **Transportation:** Encourage efficient multi-modal transportation systems that are based on regional priorities and coordinated with the comprehensive plans of Franklin County, the Cities of Pasco, Mesa, Connell and Kahlotus, the Washington Department of Transportation (WSDOT), and the Benton-Franklin Council of Governments.
- D. **Housing:** Encourage the availability of affordable housing to all economic segments of the Franklin County population and promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.
- E. **Economic Development:** Encourage economic development consistent with the adopted comprehensive plans. Promote economic opportunity for all residents of the county, especially for unemployed and for disadvantaged persons and encourage growth in areas experiencing insufficient economic growth.
- F. **Property Rights:** Private property rights shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.
- G. **Permits:** Applications for permits should be processed in a timely and fair manner to ensure predictability, and through a process which provides for integrated and consolidated review.
- H. **Natural Resource Industries:** Maintain and enhance natural resource based industries including: productive agriculture (cultivation and grazing), fisheries and mineral industries. Encourage the improvement of productive agricultural lands and discourage incompatible uses.
- I. **Open Space and Recreation:** Encourage the retention of Retain useful open space and enhance development of recreational opportunities, conserve critical fish and wildlife habitat, increase public access to natural resource lands and water, and develop parks and recreation facilities.
- J. **Environment:** Protect the environment and enhance the region's high quality of life, including air and water quality, and the availability of water for all uses, including potable domestic requirements.
- K. **Citizen Participation and Coordination:** Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.
- L. **Public Facilities and Services:** Ensure that those public facilities and services necessary to support development shall be adequate to serve development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.
- M. **Historic Preservation:** Identify and encourage the preservation of land sites and structures that have historical or archaeological significance.

II. Policies to Implement RCW 36.70A.110 relating to the establishment of Urban Growth Areas

1. Each city within Franklin County is included within a designated urban growth area (UGA).
2. Designated UGAs should include an amount of undeveloped area to adequately accommodate forecasted growth and development for the next 20 years. The size of the UGA should reflect the Comprehensive Plans of each municipality which identifies the amount of land needed to accommodate community and essential public facilities, housing, commercial and industrial activities, and enough land to prevent inflation of land costs due to market fluctuations and limited land supplies. Further, the size of UGAs should consider the provision of open space, locations for parks and recreation, and protection of Critical Areas as well as natural barriers to development.

<https://ced.sog.unc.edu/2018/07/what-exactly-is-workforce-housing-and-why-is-it-important/>
Adverse Conditions: The University will move to Condition 1 at 10 a.m. on Friday, Sept. 30
<https://alertcarolina.unc.edu>

sog.unc.edu
**SCHOOL OF
GOVERNMENT**

 Community and Economic Development – Blog by UNC
 School of Government

<https://ced.sog.unc.edu>

Student Corner: What Exactly is Workforce Housing and Why is it Important?

By CED Program Interns & Students

Published July 12, 2018


<http://ced.sog.unc.edu/wp-content/uploads/sites/1176/2018/07/wkfrc.png>

In many cities across the country, it is increasingly difficult for middle-income workers to buy or rent housing in the areas in which they work. This is in part due to wages not keeping up with increasing costs of living but is also due to the limited supply of housing affordable to these workers. In

response to limited affordable housing options in the areas where they work, many middle-income workers move to the outer fringes of a region, leading to longer commute times for the worker, higher levels of traffic, and other negative externalities for the surrounding area (Parlow, 2015).

The term “Workforce Housing” is becoming increasingly used in affordable housing circles, but what exactly does it mean? The purpose of this article is to provide a definition of Workforce Housing, offer a brief history of its origins in the U.S., and briefly discuss ways municipalities can help stimulate the creation of more Workforce Housing in their communities.

Definition

According to the Urban Land Institute (<https://uli.org/>) (ULI), **Workforce Housing is defined as housing affordable to households earning between 60 and 120 percent of area median income (AMI).** Workforce housing targets middle-income workers which includes professions such as police officers, firefighters, teachers, health care workers, retail clerks, and the like (Parlow, 2015). Households who need workforce housing may not always qualify for housing subsidized by the Low-Income Housing Tax Credit (LIHTC) (<https://www.nhlp.org/resource-center/low-income-housing-tax-credits/>) program or the Housing Choice Vouchers

<https://ced.sog.unc.edu/2018/07/what-exactly-is-workforce-housing-and-why-is-it-important/>

(https://www.hud.gov/topics/housing_choice_voucher_program_section_8) program (formerly known as Section 8), which are two major programs in place for addressing affordable housing needs.

Origins

Workforce Housing finds its origins within the backdrop of affordable housing; therefore, to best understand Workforce Housing, it is important to understand how affordable housing has evolved in the U.S. over the past several years. Starting with the Housing Act of 1949 (https://www.hud.gov/sites/documents/LEGS_CHRON_JUNE2014.PDF), and up to the Housing and Community Development Act of 1974 (<https://www.hudexchange.info/resource/2184/housing-and-community-development-hcd-act-of-1974/>), affordable housing was largely driven by supply-side measures from the government. In this supply-side approach, local governments built, maintained, rehabilitated and owned public housing for low-income individuals (Parlow, 2015). However, due to the immense demand for affordable housing and limited public resources to keep up with the demand, governments began moving away from this approach. Instead, governments began to focus their efforts on engaging the private sector in affordable housing development.

The Housing and Community Development Act of 1974 (<https://www.hudexchange.info/resource/2184/housing-and-community-development-hcd-act-of-1974/>) launched two initiatives, the Section 8 program (https://www.hud.gov/topics/housing_choice_voucher_program_section_8) and the Community Development Block Grant (CDBG) program (https://www.hud.gov/program_offices/comm_planning/communitydevelopment/programs), highlighting a shift in policy from government led affordable housing development to private sector affordable housing efforts (Parlow 2015). Instead of operating as affordable housing developers, the government would instead support the demand-side of affordable housing by providing vouchers and subsidies to low-income households, who could then use these subsidies in the private market. Additional legislation was later enacted to further build the supply-side of affordable housing, including the creation of the Low-Income Housing Tax Credit (LIHTC) (<https://www.nhlp.org/resource-center/low-income-housing-tax-credits/>) program in 1986, the HOME (<https://www.hudexchange.info/programs/home/topics/homeownership/#policy-guidance>) program, and the Homeownership and Opportunity for People Everywhere (HOPE) (<https://www.hud.gov/programdescription/hope1>) program.

Workforce Housing

<https://ced.sog.unc.edu/2018/07/what-exactly-is-workforce-housing-and-why-is-it-important/>

It was within this affordable housing landscape that the need for Workforce Housing emerged. From the 1940's to the 1990's, housing was affordable to many middle-income workers due to wages remaining relatively correlated with costs of living, and homeownership becoming more affordable through the introduction of the 30-year amortizing mortgage loan (https://www.hud.gov/program_offices/housing/fhahistory). However, during the late 1990's and early 2000's, incomes began to lag behind rising costs of living, and housing supply for middle-income workers grew stagnant, causing an acute need for Workforce Housing especially in larger metropolitan areas (Parlow, 2015). The Great Recession of 2007 to 2009 further exacerbated the issue of housing affordability for middle-income workers by significantly reducing the production of new housing units across the nation. Because affordable housing programs focused on serving households making 60 percent or lower of AMI, middle-income workers were left with fewer housing options available to them in the cities where they worked.

Workforce Housing Implementation Strategies

The economy and housing market has widely recovered since the Great Recession, and as of the third quarter in 2017, housing prices were one-percent higher than their peak in 2006 (CoreLogic, 2017). Today's high demand paired with low supply has driven housing prices up and out of reach for many middle-income workers, and many local governments are exploring and implementing strategies to stimulate workforce housing creation. In a panel report published by the Urban Land Institute (<https://americas.uli.org/advisory-service-panels/collier-county-florida-advisory-services-panel/>), ULI offered recommendations and a detailed implementation plan to Collier County, Florida to help the County address its Workforce Housing needs. The following are a few strategies pulled from this report:

- Create a dedicated housing trust fund
- Repurpose vacant land and underutilized retail space
- Adopt inclusionary zoning (see a prior CED blog post on the topic here (<https://ced.sog.unc.edu/a-primer-on-inclusionary-zoning/>))
- Create a community land trust (see a prior CED post on the topic here (<https://ced.sog.unc.edu/taxation-of-affordable-housing-in-community-land-trusts/>))
- Update land development codes to encourage development in already urbanized areas
- Allow single-family homeowners to build and rent out accessory dwelling units

A significant first step a city can take to encourage Workforce Housing development is to start the conversation within their communities and help raise awareness. There are often misconceptions associated with Workforce Housing and housing affordability that a local government would need to dispel so that communities can become supportive of housing affordability initiatives. As Workforce Housing continues to become increasingly scarce across

<https://ced.sog.unc.edu/2018/07/what-exactly-is-workforce-housing-and-why-is-it-important/>

the U.S., those local governments who understand what Workforce Housing is, how it fits within the affordable housing landscape, and the strategies available to them will be the governments best postured to serve their middle-income workers.

Sonya Turner is pursuing her Masters in City and Regional Planning from UNC-Chapel Hill, and is specializing in housing and community development. Sonya is a Community Revitalization Fellow with the Development Finance Initiative (DFI).

References

Parlow, Matthew J . Whither Workforce Housing? Journal of Affordable Housing & Community Development Law ; Chicago Vol. 23, Iss. 3/4, (2015): 373-391).

file:///Users/sonyiat/Downloads/ProQuestDocuments-2018-06-25.pdf

“Q3 2017 Home Equity Analysis,” CoreLogic, December 2017, <https://www.corelogic.com/downloadable-docs/corelogic-peak-totrough-final-030118.pdf> (<https://www.corelogic.com/downloadable-docs/corelogic-peak-totrough-final-030118.pdf>).

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FY 2022 INCOME LIMITS DOCUMENTATION SYSTEM

[HUD.gov](#) [HUD User Home](#) [Data Sets](#) [Fair Market Rents](#) [Section 8 Income Limits](#) [MTSP Income Limits](#) [HUD LIHTC Database](#)

FY 2022 Income Limits Summary

Selecting any of the buttons labeled "Click for More Detail" will display detailed calculation steps for each of the various parameters.

FY 2022 Income Limit Area	Median Family Income Click for More Detail	FY 2022 Income Limit Category	Persons in Family							
			1	2	3	4	5	6	7	8
Kennewick- Richland, WA MSA	\$87,500	Very Low (50%) Income Limits (\$) Click for More Detail	30,600	34,950	39,300	43,650	47,150	50,650	54,150	57,6
		Extremely Low Income Limits (\$)* Click for More Detail	18,350	21,000	23,600	27,750	32,470	37,190	41,910	46,6
		Low (80%) Income Limits (\$) Click for More Detail	48,900	55,900	62,900	69,850	75,450	81,050	86,650	92,2

NOTE: Franklin County is part of the **Kennewick-Richland, WA MSA**, so all information presented here applies to all of the **Kennewick-Richland, WA MSA**.

The **Kennewick-Richland, WA MSA** contains the following areas: Benton County, WA; and Franklin County, WA.

* The FY 2014 Consolidated Appropriations Act changed the definition of extremely low-income to be the greater of 30/50ths (60 percent) of the Section 8 very low-income limit or the poverty guideline as [established by the Department of Health and Human Services \(HHS\)](#), provided that this amount is not greater than the Section 8 50% very low-income limit. Consequently, the extremely low income limits may equal the very low (50%) income limits.

Income Limit areas are based on FY 2022 Fair Market Rent (FMR) areas. For information on FMRs, please see our associated FY 2022 [Fair Market Rent documentation system](#).

For last year's Median Family Income and Income Limits, please see here:

FY2021 Median Family Income and Income Limits for Kennewick-Richland, WA MSA

Select a different county or county equivalent in Washington:

Clark County
 Columbia County
 Cowlitz County
 Douglas County
 Ferry County
 Franklin County

Select county or county equivalent

Select any FY2022 HUD Metropolitan FMR Area's Income Limits:

Kennewick-Richland, WA MSA

Select HMFA Income Limits Area

Or press below to start over and select a different state:

Select a new state

Update URL For bookmarking or E-Mailing

Calculator

Monthly payment

Purchase budget

☒ Include taxes & fees

Home price
\$ 250,000

Down payment
\$ 8,750

3.5 %

Loan term

30-yr fixed FHA

Interest

7.25 %

State

Washington

Credit score

660 - 679

Property tax (yearly)

\$ 3,125

Home insurance (yearly)

\$ 875

Private mortgage insurance (monthly)

\$ 199

Homeowners association (monthly)

\$ 0

Total monthly payment

\$2,178

Loan

\$1,646

Taxes & fees

\$532



For Sale

\$769,900 ↓ \$29K Est. **\$4,687/mo**

4 bed **2.5 bath** **2,253 sqft** **0.56 acre lot**

6913 Bitterroot Ave, Pasco, WA 99301

Single Family
Property Type

35 Days
Time on realtor.com

\$342
Price per sqft

4 cars
Garage

2018
Year Built



Commute Time: [Add a commute](#)



 Pending

\$745,000 Est. **\$4,070/mo** 

4 bed 2.5 bath 2,253 sqft 0.57 acre lot

12312 Rock Creek Dr, Pasco, WA 99301

 **Single Family**
Property Type

 **20 Days**
Time on realtor.com

 **\$331**
Price per sqft

 **3 cars**
Garage

 **2018**
Year Built





For Sale

\$849,000

↓ \$25K

Est. **\$4,621/mo**

4 bed 3 bath 2,272 sqft 0.55 acre lot

12412 Whiskey River Rd, Pasco, WA 99301

Single Family
Property Type

29 Days
Time on realtor.com

\$374
Price per sqft

6 cars
Garage

2021
Year Built



\$398,000 0.68 Acres

12809 Helens Pl, Pasco, WA 99301

Lot/land Zestimate®: None

Contact Agent

Overview Facts and features Neighborhood Nearby schools

Unimproved land

No data

No data

No data

Overview

MLS# 258490 Great River View property off Ricky Road in West Pasco! Bring your own builder. Water, electric, gas to property.

340 days on Zillow

555 views

5 saves

Listed by:

Cal Speer

Speer Realty

Source: PACMLS, MLS#: 258490

Zillow last checked: 5 minutes ago





Introduction

The Center for Neighborhood Technology's Housing + Transportation (H+T*) Affordability Index (H+T Index) is an innovative tool that measures the true affordability of housing by calculating the transportation costs associated with a home's location. Planners, lenders, and most consumers traditionally consider housing affordable if the cost is 30 percent or less of household income. The H+T Index proposes expanding the definition of housing affordability to include transportation costs at a home's location to better reflect the true cost of households' location choices. Based on research in metro areas ranging from large cities with extensive transit to small metro areas with extremely limited transit options, CNT has found 15 percent of income to be an attainable goal for transportation affordability. By combining this 15 percent level with the 30 percent housing affordability standard, the H+T Index recommends a new view of affordability defined as combined housing and transportation costs consuming no more than 45 percent of household income.

The H+T Index was constructed using the measured housing cost and modeled transportation cost. The housing cost are obtained from the American Community Survey 5-year Estimate (2019 ACS) using the selected monthly ownership cost and the gross rent and combines each using the relative number of owner occupied households and renting households. The transportation model estimates three dependent variables (auto ownership, auto use, and transit use) as functions of 16 independent variables:

1. median household income,
2. average household size,
3. average commuters per household,
4. gross household density,
5. household intensity,
6. fraction of single family detached housing,
7. single family detached housing intensity,
8. fraction of rental housing units,
9. rental housing intensity,
10. employment intensity,
11. employment mix index,
12. block size,
13. bus transit connectivity index,
14. other (non-bus) transit connectivity index,
15. total available transit trips per week at peak times,
16. area of transit access shed, and
17. jobs within the transit access shed

To focus on the built environment's influence on transportation costs, the independent household variables (income, household size, and commuters per household) are set at fixed values to control for any variation they might cause. By establishing and running the model for a control household any variation observed in transportation costs is due to place and location, not household characteristics.

Transportation Cost Model Improvements

In our 2016 release made several improvements including the addition of rural block groups, an improvement of the transportation cost model, an improved method to derive household transit costs and interacting all variables that better capture the relationships between independent variables.

Those improvements are all included in the current iteration and a few improvements were made for this release as well; these include:

- Simplifying the transit connectivity index (TCI) and breaking it into bus and non-bus components,
- Adding peak hour transit frequency, intensity measures for the single family detached and rental housing units,
- Using a Quasibinomial fit for the percent of commuters using transit
- Using a logarithmic transformation of the dependent variable for the auto ownership and usage models

Geographic Level and Data Availability

The H+T Index was constructed at the Census block group level. Currently the H+T Index covers all 217,190 Census Block Groups in the US state and the District of Columbia. Due to incompatible and insufficient data Puerto Rico and other US territories were not included.

Data Sources

The H+T Index uses data from a combination of Federal sources and transit data compiled by the Center for Neighborhood Technology.

- 2015-2019 American Community Survey 5-year Estimate (2019 ACS) – an ongoing U.S. Census survey that generates data on housing characteristic, transportation use, community demographics, income, and employment.
- U.S. Census TIGER/Line Files – geographical features such as roads, railroads, and rivers, as well as legal and statistical geographic areas.

U.S. Census Longitudinal Employment-Household Dynamics (LEHD) Origin-Destination Employment Statistics (LODES) – detailed spatial distributions of workers' employment and residential locations and the relation between the two at the Census Block level and characteristic detail on age, earnings, industry distributions, and local workforce indicators. LODES data built on 2019 Census data are used here (Alaska, Arkansas, and Mississippi does not have 2014 LEHD data, 2016, 2018 and 2018 data were used respectively, assuming that the differences would be minimal).

- Average annual expenditures and characteristics of all consumer units, from the Consumer Expenditure Survey, 2006-2012 and 2019, used to inflate the cost of auto ownership from the 2010 data above.

- 2019 National Transit Database –fare box revenue and number of transit trips reported by agencies that receive federal assistance.
- AllTransit™ – a database of General Transit Feed Specification (GTFS) data developed by the Center for Neighborhood Technology, including bus, rail, and ferry service for both transit agencies that report their GTFS data publicly and those derived by CNT staff for agencies that do not.
- Odometer readings from The Illinois Department of Natural Resources - odometer data collected by Vehicle Emissions Testing Program.

Housing Costs

To calculate the H in the H+T Index, housing costs are derived from nationally available datasets. Median selected monthly owner costs for owners with a mortgage and median gross rent, both from the 2019 ACS, are averaged and weighted by the ratio of owner- to renter-occupied housing units from the tenure variable for every block group in a CBSA.

Transportation Cost Model

While housing costs are derived from 2019 ACS data, transportation costs, the T in the H+T Index, are modeled based on three components of transportation behavior—auto ownership, auto use, and transit use—which are combined to estimate the cost of transportation.

Basic Structure

The household transportation model is based on a multidimensional regression analysis, in which formulae describe the relationships between three dependent variables (auto ownership, auto use, and transit use) and independent household and local environment variables. Neighborhood level (Census block group) data on median household income, household size, commuters per household, household residential density, walkability and street connectivity, transit connectivity and access, and employment access and diversity were utilized as the independent or predictor variables.

To construct the regression equations, each predictor variable was tested separately; first to determine the distribution of the sample and second to test the strength of the relationship to the criterion variables. The regression analysis was conducted in a comprehensive way, ignoring the distinction between the local environment variables and the household variables to obtain the best fit possible from all the independent variables. The predicted result from each model was multiplied by the appropriate price for each unit—autos, miles, and transit trips—to obtain the cost of that component of transportation. Total transportation costs were calculated as the sum of the three cost components as follows:

+T Costs % Income: 65%

Housing: 35% Transportation: 30%

Housing + Transportation Costs % Income

Housing + Transportation Costs % Income ?

Block Group: 65%

Note: Additional statistical data is available at several larger geographic scales. Using the Geographic Focus Selector, you may choose the following:

US Census Bureau, Washington, WA

County: Franklin, WA

Tract: 53021020601

WPO: Benton-Franklin Council of Governments

US House District: Washington Congressional District 4



Housing + Transportation Costs % Income: 35%

Housing: 7% Transportation: 27%

Housing + Transportation Costs % Income

Housing + Transportation Costs % Income

Block Group: 35%

Note: Additional statistical data is available at several larger geographic scales. Using the Geographic Focus Selector, you may choose the following:

CBSA: Kennewick-Bellingham, WA

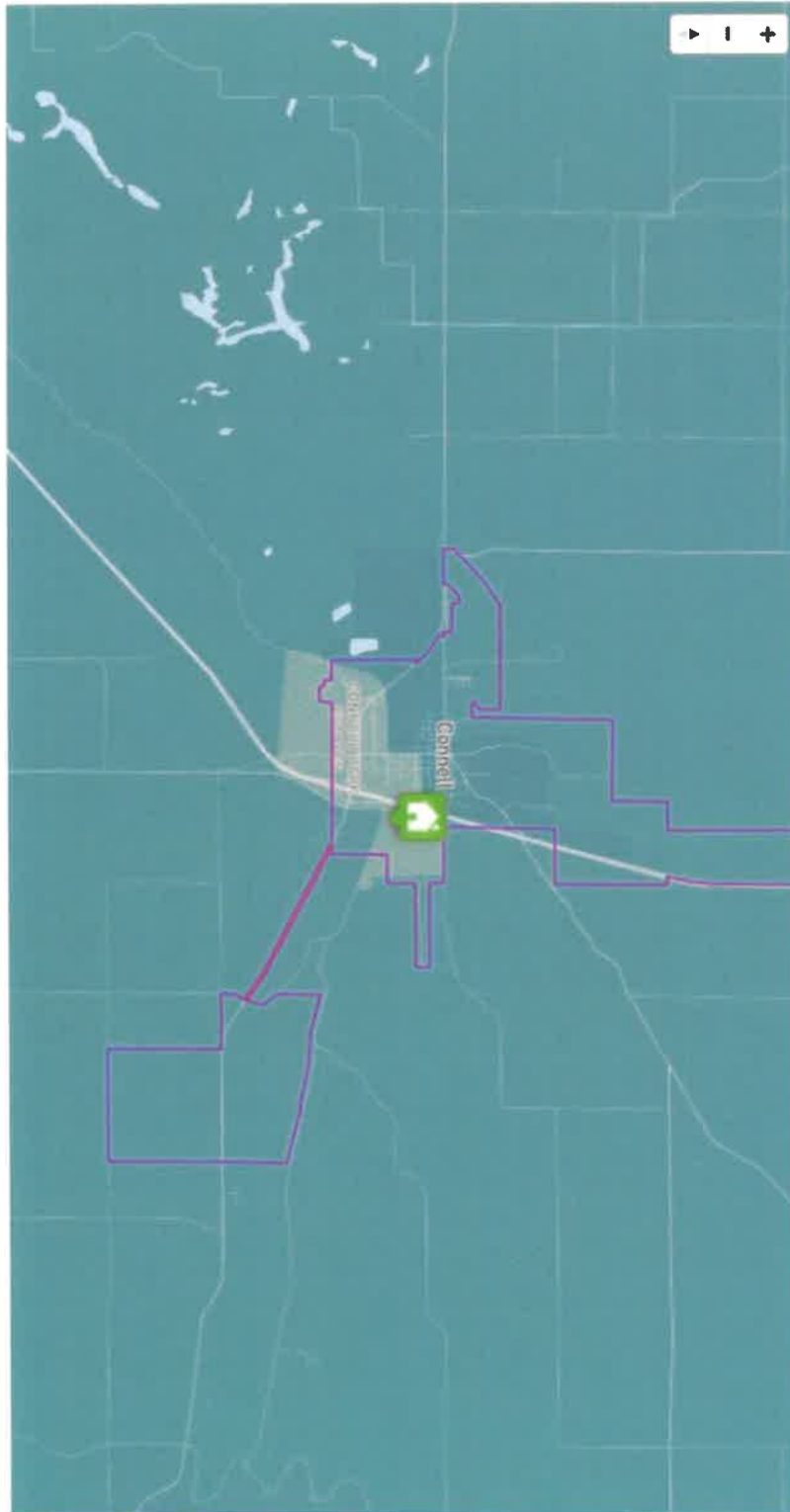
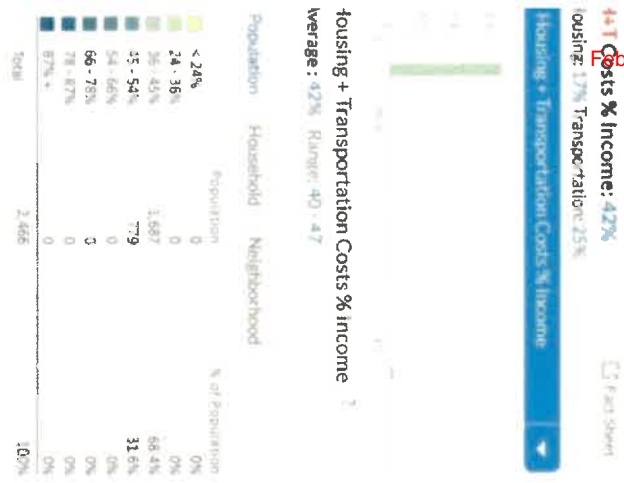
County: Franklin, WA

Tract: 53021020800

MPO: Benton-Franklin Council of Governments

U.S. House District: Washington Congressional District 4





H+T Costs % Income: 55%

Housing: 24% Transportation: 31%

Housing + Transportation Costs % Income

Housing + Transportation Costs % Income

Block Group: 55%

Note: Additional statistical data is available at several larger geographies. Using the Geographic Focus Selector, you may choose the following:

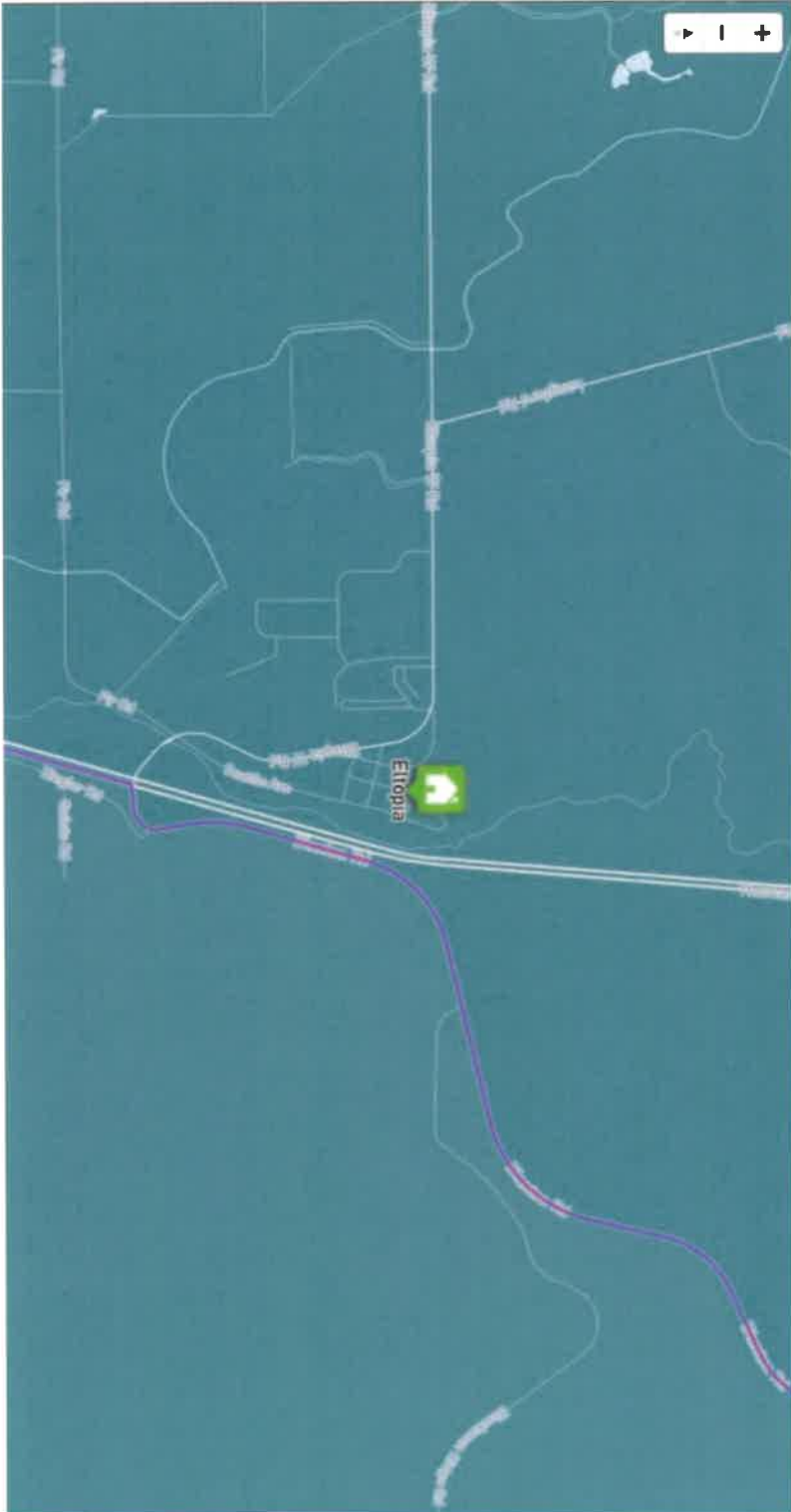
CBSA: Kennewick, Richland, WA

County: Franklin, WA

Tract: 50021020601

MPO: Benton-Franklin Council of Governments

U.S. House District: Washington Congressional District 4



Costs % Income: 36%

Housing: 7%
 Transportation: 28%

Housing + Transportation Costs % Income

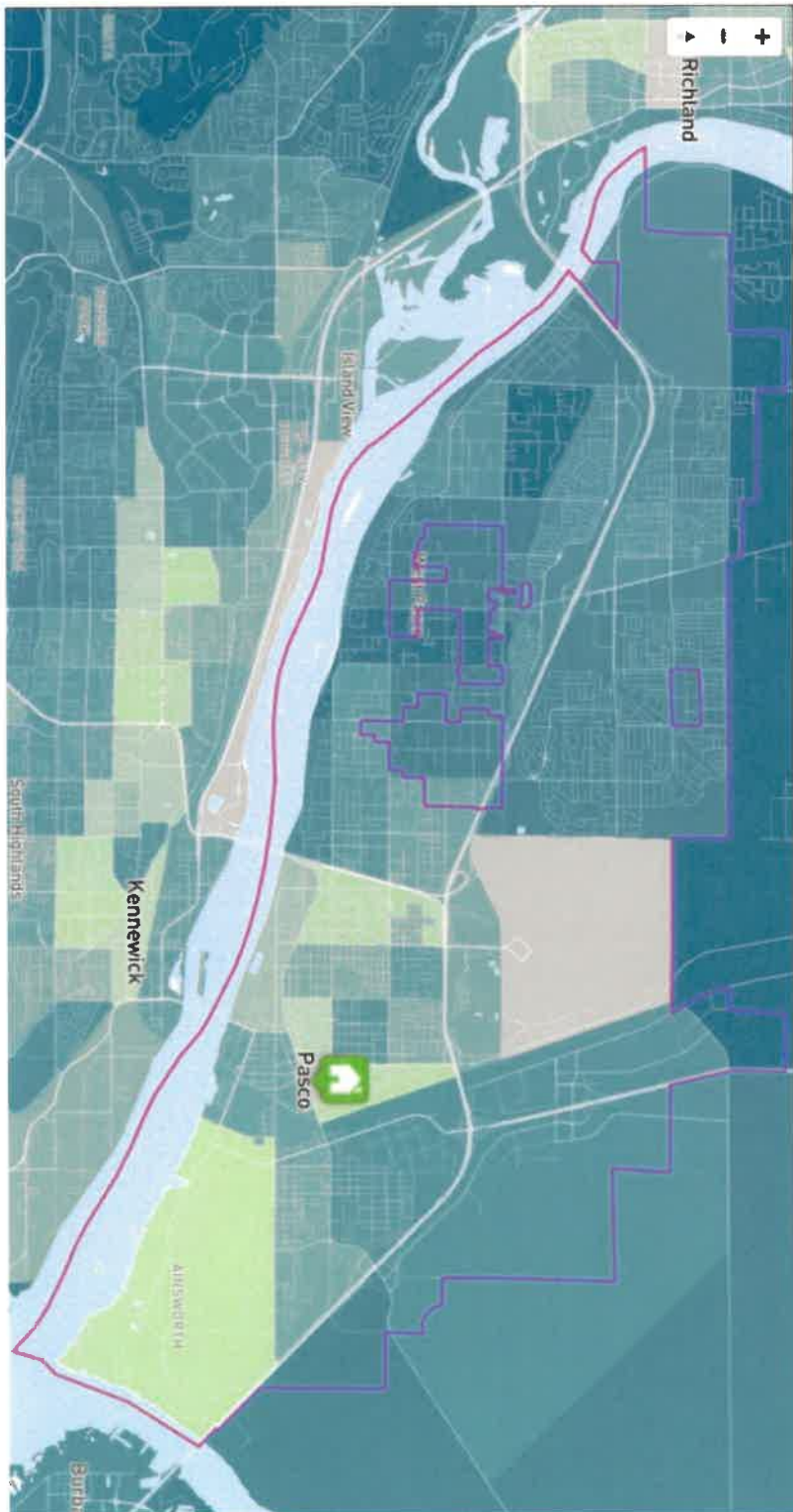
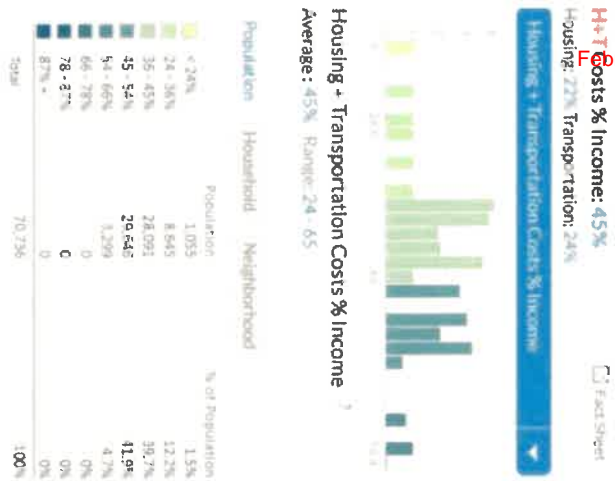
Fact Sheet

Housing + Transportation Costs % Income

Average: 36% Range: 35 - 44

Population	Household	Neighborhood	% of Population
< 24%	0		0%
24 - 35%	21		65.6%
36 - 45%	11		34.4%
46 - 54%	0		0%
54 - 65%	0		0%
66 - 78%	0		0%
79 - 87%	0		0%
87% +	0		0%
Total	32		100%





Agenda Item #1

**PUBLIC NOTICE,
AGENCY/PUBLIC COMMENT**

ZC 2022-04

Underwood – Zone Change (RC-1 to RS-20)



FRANKLIN COUNTY

PLANNING AND BUILDING DEPARTMENT

AGENCY COMMENTS (ZONE CHANGE 2022-04, Underwood)

DATE: November 3, 2022

RE: ZC 2022-04

TO: County Engineer
Benton-Franklin Health Dist.
Fire Code Official
Assessor/GIS
County E-911
WSDOT
Conf. Tribes of Umatilla Indian Res.
Colville Conf. Tribes
Nez Pearce Tribes
DOH

Irr. Dist.(FCID__SCBID__X__)
Fire Dist. # 3
Elec.Utility (PUD__BBEC__X__)
U.S. Bureau of Reclamation
County Building Official
Yakima Valley Nation
BFCOG
DAH
WDFW

CC: Aaron Gunderson, Ryan Nelson, Rebeca Gilley

Agency Representative:

Enclosed is a copy of a proposed rezone application for your review. The property is currently zoned Rural Community 1 (RC-1). The request is to change the zoning designation of 1-parcel, comprising approximately 130.98 acres, to Suburban 20 (RS-20).

We would appreciate your review and comments by **November 17, 2022 at 4:30 pm.**

Sincerely,

Derrick Braaten
Planning & Building Director

See attached for additional information

REPLY:

Signed: _____
Title: _____

Date: _____



FRANKLIN COUNTY

PLANNING AND BUILDING DEPARTMENT

NOTICE OF PUBLIC HEARING & SEPA DETERMINATION

NOTICE IS HEREBY GIVEN that there has been an application proposed to the Franklin County Planning Commission by **Aqtera Engineering, 2705 St. Andrews Loop, Suite C, Pasco, WA 99301** for a zoning designation change, **ZC 2022-04/SEPA 2022-25**. Said application is to rezone one (1) parcel, comprising approximately 130.98 acres from the current designation of Rural Community 1 (RC-1) to Suburban 20 (RS-20). The land has a Comprehensive Plan Land Use Designation of Rural Shoreline Development. The subject parcels are described as follows:

LOCATION:

Parcel number for the property is 126-210-022 and is generally located South of Columbia River Rd., West of Fraser Dr., North of Selph Landing Rd. and East of the Columbia River. The property currently has no address.

NOTICE IS FURTHER GIVEN that said application will be considered by the Franklin County Planning Commission. Said consideration will be a public hearing on **December 6, 2022 at 6:30 PM** in the **Franklin County Courthouse, Commissioners Meeting Room, 1016 N. 4th Avenue, Pasco, WA 99301** and all concerned may present comments regarding the application. Written comments are accepted prior to public hearing and those comments shall be submitted by either email at planninginquiry@franklincountywa.gov, or by regular mail to Franklin County Planning Department, 502 W. Boeing Street, Pasco, WA 99301. All written comments received in advance of the public hearing, or comments presented at the public hearing, shall be included as part of the record. Written comments submitted by **4:30 PM on November 29, 2022** will be included in the packet provided to the Planning Commission in advance of the meeting.

NOTICE IS FURTHER GIVEN that said proposal has been reviewed under the requirements of the State Environmental Policy Act, as amended, along with the Environmental Checklist and other information. A determination has been made as to the environmental impacts of the proposal and a **Determination of Non-Significance (DNS)** has been issued. Accordingly, an Environmental Impact Statement is **not** required. This determination was made on **November 3, 2022** and the comment period for the determination and environmental impacts of the proposal will close on **November 17, 2022**.

HOW TO WATCH/PARTICIPATE VIRTUALLY: You can watch the proceeding on YouTube Live by going to the Franklin County, WA agenda page at <https://franklincountywa.gov/AgendaCenter>. To participate virtually, please contact our office for an invite, by the Friday proceeding the meeting.

Information concerning the proposal can be obtained by email at planninginquiry@franklincountywa.gov or by calling 509-545-3521.

DATED AT PASCO, WASHINGTON ON THIS 3rd DAY OF NOVEMBER 2022

PUBLISH:

Franklin County Graphic: November 3, 2022



FRANKLIN COUNTY

PLANNING AND BUILDING DEPARTMENT

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LOCATION:

Parcel number for the property is 126-210-022 and is generally located South of Columbia River Rd., West of Fraser Dr., North of Selph Landing Rd. and East of the Columbia River. The property currently has no address.

NOTICE IS FURTHER GIVEN that said application will be considered by the Franklin County Planning Commission. Said consideration will be a public hearing on **December 6, 2022 at 6:30 PM** in the **Franklin County Courthouse, Commissioners Meeting Room, 1016 N. 4th Avenue, Pasco, WA 99301** and all concerned may present comments regarding the application. Written comments are accepted prior to public hearing and those comments shall be submitted by either email at planninginquiry@franklincountywa.gov, or by regular mail to Franklin County Planning Department, 502 W. Boeing Street, Pasco, WA 99301. All written comments received in advance of the public hearing, or comments presented at the public hearing, shall be included as part of the record. Written comments submitted by **4:30 PM on November 29, 2022** will be included in the packet provided to the Planning Commission in advance of the meeting.

NOTICE IS FURTHER GIVEN that said proposal has been reviewed under the requirements of the State Environmental Policy Act, as amended, along with the Environmental Checklist and other information. A determination has been made as to the environmental impacts of the proposal and a **Determination of Non-Significance (DNS)** has been issued. Accordingly, an Environmental Impact Statement is **not** required. This determination was made on **November 3, 2022** and the comment period for the determination and environmental impacts of the proposal will close on **November 17, 2022**.

HOW TO WATCH/PARTICIPATE VIRTUALLY: You can watch the proceeding on YouTube Live by going to the Franklin County, WA agenda page at <https://franklincountywa.gov/AgendaCenter>. To participate virtually, please contact our office for an invite, by the Friday proceeding the meeting.

Information concerning the proposal can be obtained by email at planninginquiry@franklincountywa.gov or by calling 509-545-3521. Additionally, information on the proposal can also be found on the online SEPA registry at <https://apps.ecology.wa.gov/separ/Main/SEPA/Search.aspx> under number **202205433**.

DATED AT PASCO, WASHINGTON ON THIS 3rd DAY OF NOVEMBER 2022

PUBLISH:

Franklin County Graphic: November 3, 2022

SUBJECT PARCEL





Allyson Brooks Ph.D., Director
State Historic Preservation Officer

November 17, 2022

Aaron Gunderson
Planner I
Franklin County
502 W Boeing Street
Pasco, WA 99301

In future correspondence please refer to:

Project Tracking Code: 2022-11-07583

Property: Franklin County_Underwood Rezone for Future Development (ZC 2022-04)

Re: Survey Requested

Dear Aaron Gunderson:

Thank you for contacting the Washington State Historic Preservation Officer (SHPO) and Department of Archaeology and Historic Preservation (DAHP) and providing documentation regarding the above referenced project. These comments are based on the information available at the time of this review and on behalf of the SHPO in conformance Washington State law. Should additional information become available, our assessment may be revised.

DAHP understands that this project will not involve ground disturbance at this time. However, we recommend that the developer considers impacts to cultural resources as early as possible. Our statewide predictive model indicates that there is a high probability of encountering cultural resources within the proposed project area. This is due, in part, to the proximity of the proposed project area to the Columbia River, a resource known to have been important to Native Americans and settlers in the area. Further, the scale of future ground disturbing actions would destroy any archaeological resources present. Identification during construction is not a recommended detection method because inadvertent discoveries often result in costly construction delays and damage to the resource. Therefore, we recommend a professional archaeological survey of the project area be conducted and a report be produced prior to ground disturbing activities. This report should meet DAHP's [Standards for Cultural Resource Reporting](#).

We also recommend that any historic buildings or structures (45 years in age or older) located within the project area are evaluated for eligibility for listing in the National Register of Historic Places on Historic Property Inventory (HPI) forms. We highly encourage the SEPA lead agency to ensure that these evaluations are written by a cultural resource professional meeting the [SOI Professional Qualification Standards in Architectural History](#).

Please note that the recommendations provided in this letter reflect only the opinions of DAHP. Any interested Tribes may have different recommendations. We appreciate receiving any correspondence or comments from Tribes or other parties concerning cultural resource issues that you receive.



Thank you for the opportunity to comment on this project. Please ensure that the DAHP Project Tracking Number is shared with any hired cultural resource consultants and is attached to any communications or submitted reports. Please also ensure that any reports, site forms, and/or historic property inventory (HPI) forms are uploaded to WISAARD by the consultant(s).

Should you have any questions, please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Sydney Hanson", followed by a horizontal line.

Sydney Hanson
Local Government Archaeologist
(360) 280-7563
Sydney.Hanson@dahp.wa.gov





November 17, 2022

Franklin County
Planning Department
502 West Boeing St.
Pasco, WA 99301

Attn: Aaron Gunderson, Planner

Subject: SEPA 2022-25 for Rezone File # ZC 2022-04 at Fraser Drive

We have reviewed the SEPA for the proposed rezone on Fraser Drive and have the following comments.

The proposal would amend the comprehensive plan and zoning designations of one lot (130 acres) from RC-1 (Rural Community) to RS-20 (Suburban 20). The proposal would double the allowable future single family residential density from one unit per acre to two units/acre. It is estimated that this development could add up to 130 additional single-family residences with a potential average daily traffic (ADT) of 2,460 trips as well as in the PM peak hour.

The WSDOT is not opposed to the proposed rezone and looks forward to working with the County to review future development proposals. The site is approximately 4.5 miles north of the I-182/Broadmoor interchange in Pasco. It is to the benefit of the developer, Franklin County and the State to protect and preserve an effective traffic system.

As developments are proposed they will be subject to review for their impacts to the WSDOT system. Impacts that are determined to be significant will require mitigation, and it is anticipated that all costs will be borne by the development(s). Of particular concern to the department are the effects developments have on the ramp terminal capacity. This information is normally obtained through a Traffic Impact Analysis (TIA) performed by the developer.

Thank you for the opportunity to review and comment on this proposal. If you have any questions regarding our comments, please contact Debi Freudenthal at (509) 577-1633.

Sincerely,

Paul Gonseth, P.E.
Planning Engineer

PG:df

Memo



Public Works Department

To: Derrick Braaten, Planning & Building Director
From: John Christensen
cc: Craig Erdman, Director / County Engineer
Date: November 7, 2022
Re: ZC 2022-04 Underwood

Derrick,

We have reviewed the application to rezone approximately 130.98 acres from the current Rural Community 1 (RC-1) to Suburban 20 (RS-20) located on parcel #126-210-022. Public Works comments follow:

Comments

Any new lots that may be created, as a result of this proposed Zone Change, that will require access to a county road shall be subject to the County Road Approach Policy (Resolution No. 2014-123). Requirements include required permits, approach construction, minimum design standards, etc.

Any mitigation fees required will be determined upon development of the property and will go towards future road upgrades as development continues to grow in the area.

Agenda Item #1

**APPLICATION,
SEPA DETERMINATION & SEPA CHECKLIST**

ZC 2022-04

Underwood – Zone Change (RC-1 to RS-20)



FRANKLIN COUNTY

PLANNING AND BUILDING DEPARTMENT

GENERAL LAND DEVELOPMENT APPLICATION

RECEIVED

SEP 16 2022

**FRANKLIN COUNTY
PLANNING DEPARTMENT**

FOR STAFF USE ONLY	FILE #: 2022-04 Total Fees: 800.40 Receipt #: PL22-00972 Reviewed By: _____	Date deemed complete _____ Pre App Meeting Date _____ Hearing Date _____	SEP 16 2022 FRANKLIN COUNTY PLANNING DEPARTMENT
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CHECK ALL THAT APPLY AND ATTACH SUPPLEMENTAL FORM(S):	<table style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> <input type="checkbox"/> Alteration/Vacation of Easement <input type="checkbox"/> Appeal (4th § of item appealed) <input type="checkbox"/> Binding Site Plan <input type="checkbox"/> Boundary Line Adjustment <input type="checkbox"/> Comprehensive Plan Amendment <input type="checkbox"/> Conditional Use Permit <input type="checkbox"/> Critical Areas Determination/Review <input type="checkbox"/> Reasonable Use Determination <input type="checkbox"/> Home Occupation <input type="checkbox"/> HZA Farm Worker Housing (Zoning Review) <input type="checkbox"/> Lot Segregation Request <input type="checkbox"/> Non-Conforming Use Determination <input type="checkbox"/> Planned Unit Development <input type="checkbox"/> Other _____ </td> <td style="width: 50%; vertical-align: top;"> <input checked="" type="checkbox"/> SEPA – Environmental Checklist <input type="checkbox"/> Shoreline Permit <input type="checkbox"/> Shoreline – Conditional Use Permit <input type="checkbox"/> Shoreline – Exemption <input type="checkbox"/> Shoreline – Non-Conforming <input type="checkbox"/> Shoreline – Substantial Development <input type="checkbox"/> Shoreline – Variance <input type="checkbox"/> Short Plat <input type="checkbox"/> Subdivision (Long Plat) <input type="checkbox"/> Temporary Use Permit <input type="checkbox"/> Variance <input checked="" type="checkbox"/> Zone Change (Reason: _____) <input type="checkbox"/> Zoning Interpretation/Administrative Decision </td> </tr> </table>	<input type="checkbox"/> Alteration/Vacation of Easement <input type="checkbox"/> Appeal (4th § of item appealed) <input type="checkbox"/> Binding Site Plan <input type="checkbox"/> Boundary Line Adjustment <input type="checkbox"/> Comprehensive Plan Amendment <input type="checkbox"/> Conditional Use Permit <input type="checkbox"/> Critical Areas Determination/Review <input type="checkbox"/> Reasonable Use Determination <input type="checkbox"/> Home Occupation <input type="checkbox"/> HZA Farm Worker Housing (Zoning Review) <input type="checkbox"/> Lot Segregation Request <input type="checkbox"/> Non-Conforming Use Determination <input type="checkbox"/> Planned Unit Development <input type="checkbox"/> Other _____	<input checked="" type="checkbox"/> SEPA – Environmental Checklist <input type="checkbox"/> Shoreline Permit <input type="checkbox"/> Shoreline – Conditional Use Permit <input type="checkbox"/> Shoreline – Exemption <input type="checkbox"/> Shoreline – Non-Conforming <input type="checkbox"/> Shoreline – Substantial Development <input type="checkbox"/> Shoreline – Variance <input type="checkbox"/> Short Plat <input type="checkbox"/> Subdivision (Long Plat) <input type="checkbox"/> Temporary Use Permit <input type="checkbox"/> Variance <input checked="" type="checkbox"/> Zone Change (Reason: _____) <input type="checkbox"/> Zoning Interpretation/Administrative Decision
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CONTACT INFORMATION (Please provide all necessary information and checkmark the primary contact.)

<input type="checkbox"/>	<u>Property Owner</u> Name Richard & Leslie Underwood Phone Number E-mail Address	Mailing Address: PO Box 3200 Pasco, WA 99302-3200
<input type="checkbox"/>	<u>Applicant/Agent/Contractor (if different)</u> Contact Name Peter Harpster Phone Number 509 212-9596 E-mail Address pharpster@aqlera.com	Business Name Aqlera Engineering Business Address 2705 St. Andrews Loop, Suite C Pasco, WA 99301
<input type="checkbox"/>	<u>Surveyor/Engineer</u> Contact Name Same as above Phone Number E-mail Address	Business Name Business Address



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FRANKLIN COUNTY

PLANNING AND BUILDING DEPARTMENT

ZONE CHANGE (ZONING MAP AMENDMENT) (ZC) APPLICATION SUPPLEMENT

Submittal Checklist:

<input checked="" type="checkbox"/>	Rezoning Fee: \$800.00 Check made payable to the Franklin County Planning and Building Department
<input checked="" type="checkbox"/>	SEPA Fee: \$150.00 Check made payable to the Franklin County Planning and Building Department
<input checked="" type="checkbox"/>	Variance Report Fee: \$80.00 – Check made payable to the <u>Franklin County Assessor's Office</u> . An applicant <u>does not</u> need to contact the Assessor's Office to obtain this report. At the time of application, the Planning Department will request the report from the Assessor's Office. The report includes the adjoining Property Owner's names and addresses (500 feet within an Urban Growth Area or one (1) mile outside an Urban Growth Boundary). <i>Please note: the typical thirty (30) day review period requirement will not begin until this Variance Report is completed.</i>
<input type="checkbox"/>	Written approval from the Benton-Franklin Health District Located at 7102 West Okanogan Place, Kennewick, WA – (509) 460-4205
<input checked="" type="checkbox"/>	SEPA Checklist: A completed State Environmental Policy Checklist shall be completed and submitted with this application.
<input checked="" type="checkbox"/>	General Land Development Application – See last two pages of packet
<input checked="" type="checkbox"/>	Written narrative addressing the following: (on separate sheet(s) of paper) <ol style="list-style-type: none"> 1) The date the existing zone or Comprehensive Plan designation became effective. 2) The changed conditions which rea alleged to warrant other or additional zoning or Comprehensive Plan designations. 3) Facts to justify the change on the basis of advancing public health, safety, and general welfare. 4) The affect it will have on the value and character of the adjacent property and the current Comprehensive Plan. 5) The effect on the property owner or owners if the request is not granted. 6) The current Comprehensive Plan Land Use designation for the property. In addition, you may also want to state: <ul style="list-style-type: none"> • How the property is suitable for permitted uses under the proposed zoning. • How the proposal is consistent with (or implements) the current Comprehensive Plan. • Any public need for the proposed change. • How the change will be compatible with surrounding land uses. • How public facilities such as roads, sewer, water and other public services are adequate. • If there has been a substantial change in circumstances to warrant a change in current zoning.



FRANKLIN COUNTY

PLANNING AND BUILDING DEPARTMENT

Zone Change (ZC) Supplemental Information

Current Zoning:	RC-1	Parent Lot/Parcel Size	126210022
Proposed Zoning:	RS 20	Current Comprehensive Plan Designation:	Rural Shoreline Development LAMIRD
Irrigation Source:	<input checked="" type="checkbox"/> SCBID <input type="checkbox"/> FCID <input type="checkbox"/> Private <input type="checkbox"/> None		
Domestic Water Supply:	<input type="checkbox"/> On-Site Well <input type="checkbox"/> City Water <input type="checkbox"/> Farm Exempt Well (provide documentation) <input checked="" type="checkbox"/> Community Water System App Pending		
Sewage Disposal:	<input type="checkbox"/> On-Site Septic <input type="checkbox"/> City Sewer <input type="checkbox"/> Other (Specify)		
List Existing or Proposed Utility Providers:	Power: Cable/Broadband: Natural Gas: Landline Phone (if applicable): Sanitary Waste Disposal: Other (if not listed):		
Present use of the land and structures, if any:	No structures exist on property. Current use is agricultural.		

I, the undersigned, hereby authorize the filing of this application and certify under penalty of perjury that the information contained in this application is complete and correct to the best of my knowledge. Further, I hereby grant Franklin County staff or representatives to enter my property during the course of this review to inspect my property as needed.

- This authorizes the designated Applicant's representative (if applicable) to act on behalf of the applicant for the processing of this request.

Richard Underwood

Owner (signature)

Richard Underwood

Print Name

9/16/2022

Date signed

2022

Peter Harpster

Applicant/Representative (signature)

Peter Harpster

Print Name

9/16/2022

Date signed

2022

FRANKLIN COUNTY PLANNING AND BUILDING DEPARTMENT
1000 N. MAIN ST., SUITE 100, FRANKLIN, OH 43004
760.623.1234 FAX 760.623.1235
WWW.FRANKLINCOUNTYOHIO.GOV

UNDERWOOD REZONE APPLICATION
PARCEL #: 126210022

Beginning at Brass Cap marking the Southeast corner of the Northeast corner of said Section 24, from which a Brass Cap marking the Northeast corner of Said Section 224 bears North 00°10'55" East, 2667.88 feet; Thence South 89°04'41" West, along the South Line of the Northeast quarter of said Section 24, 30.01 feet to the Westerly right-of-way line of Fraser Drive, said point being 30.00 feet Westerly of the centerline thereof when measured at right angles, said point also being the Southeast corner of said Ram Unit 18; Thence continuing South 89°04'41" West along the South line the Northeast quarter of said Section 24 and the South line of said Farm Unit 18, 674.98 feet to the TRUE POINT OF BEGINNING of the parcel to be described; Thence continuing South 89°04'41" West along the South line of the Northeast quarter of said Section 24 and the South line of said Farm Unit 18, 1935.66 feet to the Southwest corner the Northeast quarter of said Section 24, said point also being the Southwest corner of said Farm Unit 18; Thence North 00°10'55" East along the West line of the Northeast quarter of said Section 24 and the West line of said Farm Unit 18, 1334.18 feet to the Northwest corner of said Farm Unit 18 and the Southwest corner of said Farm Unit 17; Thence continuing North 00°10'55" East along the West line of said Farm Unit 17, 1334.18 feet to an Aluminum Cap marking the Northwest corner of the Northeast quarter of said Section 24; Thence North 89°05'19" East, along the North line of the Northeast quarter of said Section 24, 2153.85 feet to the Southwesterly right-of-way line of Columbia River Road, said point being 30.00 feet Southwesterly of the centerline thereof when measured at right angles; Thence South 38°11'00" East along the Southwesterly right-of-way line of said Columbia River Road, 735.81 feet to the Westerly right-of-way of said Fraser Drive; Thence South 00°10'55" West along the Westerly right-of-way of said Fraser Drive, 447.73 feet; Thence leaving the Westerly right-of-way line of said Fraser Drive, North 89°49'05" West, 682.00 feet; Thence South 00°10'55" West, 213.65 feet to the common line between said Farm Units 17 and 18; Thence continuing South 00°10'55" West 962.93 feet; Thence South 00°55'19" East, 371.00 feet to the TRUE POINT OF BEGINNING and end of this parcel description.

Underwood Rezone Application

September 2022

REQUEST

Richard and Leslie Underwood, the owners of a 130 acre parcel are requesting a change in zoning on their property from the current Rural Community 1 acre to a Suburban 0.5 acre district. The site (Assessor Parcel #: 126210022) is located north of west of and adjacent to Fraser Drive, at its point of intersection with the Columbia River Road (North Road 68) and lying east of the Columbia River shoreline. Refer to the attached Figure 1 – Vicinity Map and Figure 2 – Existing Zoning.

The purpose of the RC-1 Rural Community zone as stated in Franklin County Code Section 17.18.010 is as follows:

The RC-1 district is established to provide a rural residential environment permitting one dwelling unit per acre. Lands within this district are normally located in rural areas that are outside designated urban growth area boundaries and contain residential development with large lots and expansive yards. Structures in this district are limited to single-family dwellings and customary accessory structures. Certain public facilities and institutions may also be permitted, provided their nature and location are not detrimental to the intended rural residential environment.

The purpose of the proposed zoning for the site: the RS-20 Suburban Zone is found in Franklin County Code Section 17.28.010, which states:

The RS-20 suburban district is established to provide urban growth area boundaries a low-density residential environment permitting two dwelling units per acre. Lands within this district shall, unless specifically allowed herein, contain suburban residential development with large lots and expansive yards. Structures in this district are limited to single-family dwellings and customary accessory structures. Certain public facilities and institutions may also be permitted, provided their nature and location are not detrimental to the intended suburban residential environment.

Purpose: The rezone request has been filed to provide the owners with an ability to subdivide their property into ½ acre lots. The location of the site, along the Columbia River corridor is a highly desirable location, while still being a convenient distance to Pasco along the Columbia

River Road. The site is adjacent to a parcel that contains direct river frontage that is under the same ownership, so pedestrian access to the river from a future subdivision is possible. (Refer to Figure 1.) The owners are pursuing the establishment of a group water system that would provide domestic water for a future residential development. Lots would be served by on-site septic systems.

Setting: The site is located on a level bench sitting above the Columbia River, amongst residential lots that are located both north and south of the site. (Refer to Figure 3). A variety of lot sizes from 5 acres to less than one acre have been developed along this corridor along with a few other parcels that have not yet been developed. The site itself is presently under commercial agricultural production.

Comprehensive Plan: The site is located within the Columbia River West Area Rural Shoreline Development LAMRID. (See attached Figure 4 – Comprehensive Plan.) The Comprehensive Plan designates this as a Type I LAMRID. Policies for Rural Shoreline Development Areas set forth in the plan are as follows:

1. *Ensure that access to the shoreline is available in accordance with the provision of the Shoreline Management Act and the Franklin County Shoreline Master Program.*
2. *An adopted pedestrian walkway or trail plan should identify public access points to the shoreline.*
3. *Public access corridors should be established at the time of subdivision.*

The Columbia River West Area is described in the plan (page 50 of the plan document) as follows:

“Prior to growth management, numerous shoreline lots and adjacent tract developments were built along the Franklin County shoreline. These lots range in size from one-half acres to five acres. In 1995, this area was designated to be included in the Pasco Urban Growth Area. Consistent with the existing land use patterns in the area, development has continued within this area since the adoption of the 1995 Comprehensive Plan. At Pasco’s request, this area was removed from its Urban Growth Boundary as part of the 2008 Plan Update and was not included in the 2021 expansion. This area is a Type I LAMRID. A LOB utilizing the Pasco UGA to the south, the Columbia River to the west, Dent Road to Frazier Road to the South Columbia Irrigation canal right-of-way along the east and Sagemoor Road to the north has been established. This boundary encompasses the existing pre-Growth Management development and tracts in the area. “

RATIONALE FOR REZONE APPROVAL

The comprehensive plan designates the site as a part of a Shoreline Development LAMIRD, which envisions a variety of rural development and residential densities. The proposed SR-20 zone would provide for the future division of the site into ½ acre parcels. Given a general rule of thumb that 20 to 25% of a residential subdivision is devoted to rights-of-way, storm drainage and miscellaneous open space, the size of the property (130 acres) could yield approximately 190 to 200 lots.

The comprehensive plan contains numerous statements, goals and policies that support higher density development of the site. They can be summarized as follows:

A. Population Projections

The comprehensive plan anticipates that an additional 2,305 homes will be needed by 2038 to accommodate the projected increase in population within the unincorporated portions of Franklin County (refer to page 102 of the plan). This increase in housing is projected to occur outside of established urban growth areas. Given one of the goals of the comprehensive plan is agricultural preservation (refer to Goal H on page 7 of the plan), this new housing should occur outside of designated agricultural resource lands. Also, the plan discourages low density sprawl (see Goal B on page 7 of the plan). This projected need for new housing and the goals of the plan support the rezoning of this site to increase housing density. The site could easily accommodate approximately 190 - 200 units helping to satisfy the demand for housing within a smaller area, thereby removing development pressures from other current rural and agricultural resource lands.

B. Housing Affordability

Housing costs are rapidly increasing within Franklin County as well as throughout the Tri-Cities region. According to Redfin, the average sale price of a home in Franklin County is \$414,000, an increase of 15% over one year ago. (Refer to the attached Figure 5.) The cost of building materials has also risen dramatically over the past two years (refer to attached Figure 6). Increasing costs of building materials, higher land costs, and higher interest rates all contribute to rapidly increasing housing costs. The result is that fewer and fewer county residents can afford housing. According to a recent article in the Tri-Cities Business Journal (see attached article) only 20% of the local population can afford to purchase a median priced home. While many of these factors are outside of the County's control, there is one action that the County can take to help in keeping the cost of housing down: increasing the supply of residential lots. Allowing ½ acre lots to be developed on this site is a big step in the right direction.

C. Economic Development

The comprehensive plan identifies the general location of future employment areas. The site is located within 5 miles of the projected location of over 1660 jobs. (Refer to the

attached Figure 7). The proximity of the site to these future employment centers makes the site an attractive and efficient location for future housing. By providing housing within close proximity to employment centers, the County is encouraging companies to invest and grow their businesses.

D. Proximity to UGA

The site is located approximately 2 miles from the Pasco Urban Growth Area, along the Fraser Rd extension. This proximity to Pasco would provide the future residents of the site with convenient access to shopping, employment centers, schools and other urban services.

E. Suitability of Higher Density Development on Site

Policies applicable to rural lands (see rural lands goals and policies beginning of page 54 of the plan) call for the following:

- i) *Establish a variety of lot sizes:* The standard lot size within the LAMIRD is for one acre lots. The proposed rezone would help to implement the goal of providing a variety of lot sizes. Within close proximity to the site there are lots that are less than an acre in size as well as five acre lots.
- ii) *Provide for higher density when areas are served by paved roads and community wells:* The development of the site would be require the development of a community water system. Paved roads within the vicinity already exist and any new roads within a future subdivision would be paved in accordance with this goal.
- iii) *Provide for more than one route "out" of an area to ensure safety and mitigate against potential threats.* The site has direct access onto Columbia River Road as well as easy access onto Fraser Drive and Selph Landing Road to meet this requirement for multiple points of ingress and egress. (Refer to attached Figure 8)
- iv) *Promote use of open space and retention of critical features.* The site is flat and does not contain any known critical areas or sensitive environmental features that would restrict future development. The design of a future subdivision will address any designated open space areas.
- v) *Ensure compatibility and reduction of land use conflicts between resource and rural lands using site plan requirements and/or special siting criteria.* Specific provisions of this type would be addressed during the subdivision review process. However, the site is bounded by lands that are included in the same LAMIRD and so will likely see residential development over the life of the plan, so the potential for land use conflicts is greatly decreased.

Comment: Rezoning the site would effectively double the permitted density, with the result that housing in the unincorporated portions of Franklin County would occur within a smaller footprint. Therefore, less rural and agricultural resource land would be needed for conversion into residential land. One acre lot sizes would result in sprawling, low density development.

- ii) ***County Wide Planning Policy 1D. Housing. Encourage the availability of affordable housing to all economic segments of the Franklin County population and promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.***

Comment: Rezoning the site would effectively double the allowable density. More lots will help to reduce lot prices. Additionally, ½ acre lot sizes would provide a residential density that is not provided in the county outside of urban growth areas.

- iii) ***County Wide Planning Policy 1E. Economic Development. Encourage economic development consistent with the adopted comprehensive plans. Promote economic opportunity for all residents of the county, especially for unemployed and for disadvantaged persons and encourage growth in areas experiencing insufficient economic growth.***

Comment: The site is in close proximity to the future employment centers identified within the comprehensive plan. Over 1,660 jobs are estimated to be located within 5 miles of the site, providing a convenient location for workforce housing.

- iv) ***County Wide Planning Policy 1J. Environment. Protect the environment and enhance the region's high quality of life, including air and water quality, and the availability of water for all uses, including potable domestic requirements.***

Comment: The site is well suited for residential development, as it does not contain any identified critical areas or physical features that would limit potential development. Design of the future development, by employing best practices for storm drainage and community water systems will ensure that adequate environmental protections are put in place.

- v) ***Economic Development Goal #5. Determine a reasonable "jobs/housing" balance and coordinating land use and development policies to help achieve the designated balance of adequate affordable housing near employment centers.***

Comment: Increasing the density of development on the site will help to create more workforce housing in a location that is close proximity to a large number of future employment centers.

- vi) ***Housing Goal #1. Encourage the availability of affordable housing to all economic segments of the population, promote a variety of residential densities and housing, and encourage preservation of existing housing stock.***

Comment: Increasing density will help in creating more affordable housing stock. The proposed ½ acre lots would provide a residential density that is lacking outside of urban growth areas.

- vii) ***Housing Goal #3, Policy 4.*** *In determining the suitability of the location and identification of sites for affordable housing, the County and each municipality in the County should consider the availability and proximity of transit facilities, government facilities and service and other commercial services necessary to compliment the housing.*

Comment: The proposed rezone site is located less than 4 miles away from the Pasco Urban Growth Area and so is a convenient distance to governmental services, employment centers, shopping and schools.

- viii) ***General Land Use Goal #6:*** *Encourage development of neighborhoods that support a high quality of life. Individual neighborhoods determine the quality of urban life. Neighborhood planning and design can affect the availability and quality of housing, public health and safety, scenic/aesthetic quality, access to recreation and individual or community identity.*

Comment: The site's proximity to the Columbia River and the direct access that it has to the shoreline plus its relative proximity to future employment centers and the Pasco Urban Growth Area would make the future development of the site a highly desirable neighborhood with a high quality of life.

REQUIRED INFORMATION FOR APPROVAL OF REZONE APPLICATION

In accordance with Section 17.84.030 of the Franklin County Code, the following information is presented in support of this application:

- A. ***The date the existing zone became effective:***

The existing RC-1 zone has been in place since June 7th, 2022.

- B. ***Changed conditions which warrant a change in zoning:***

Over the past two to three year period housing costs have increased dramatically, creating a need for both property owners and County government to increase its focus on initiatives relating to housing affordability. The most effective action that the County can take to reduce housing costs is to increase residential land supply. In this case, the increased density associated with the rezone would accomplish this.

- C. ***Facts to justify change on the basis of advancing the public health, safety and general welfare:***

As explained in greater detail in the above narrative, the rezone would result in the following public benefits:

- i) The proposed rezone would help to reduce the cost of housing, thereby meeting County planning goals for encouraging affordable housing;
- ii) The proposed rezone would provide housing located within 5 miles of 1,660 future jobs as identified in the County plan;
- iii) The proposed rezone would help the County meet the identified need for 2,305 new housing units within the unincorporated portions of the county; and
- iv) The proposed rezone is located in a highly desirable location, nearby both the Columbia River and the Pasco Urban Growth Area which would provide convenient access to shopping, employment centers, schools and other governmental services.

D. The effect the rezone would have on the value and character of the adjacent property and comprehensive plan:

Adjacent lands to the site are all located within the same LAMIRD and have similar opportunities for residential development. Some of the adjacent properties have been divided and been developed with residential lots. The future subdivision of the site could utilize a combination of buffers, open space areas and hedges and/or fences to reduce any potential conflicts with adjacent lands where needed. These issues are more appropriately addressed during the subdivision of the property when specific plans are brought forward for public review.

E. The effect on the property owner if the request is not granted:

Denial of this request to allow for residential development of the site would significantly limit the value of the property, and would also deny the owner's ability to divide the site in a similar manner as other property owners within the Columbia River West Area LAMIRD have already done. This action would have negative impacts on the County also, in limiting affordable housing opportunities and denying an opportunity for residents desiring to live in a high quality neighborhood near both the river and the City of Pasco.

F. The current comprehensive plan designation for the property:

The site is designated as a Type I LAMIRD – Rural Shoreline Development.

G. Such other information as the planning commission requires:

We'll attempt provide any additional information that may be requested by the Planning Commission.

Figure 1 – Vicinity Map for Underwood Rezone Application



Source: Franklin County Assessor

Parcel #: 12610022

Figure 2 – Existing Zoning – Underwood Rezone Application



Source: Franklin County Zoning Map

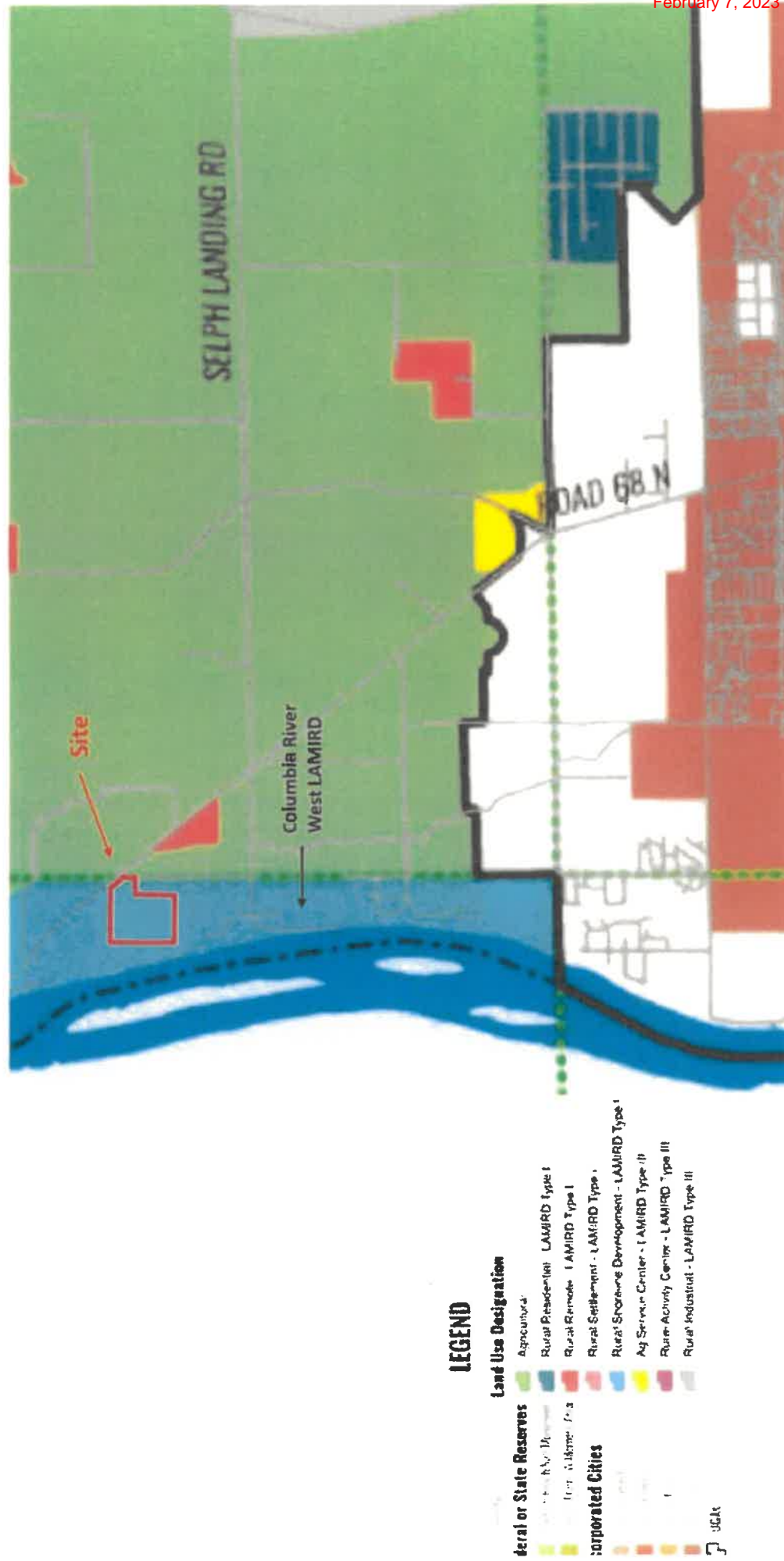
Figure 3 – Physical Setting – Underwood Rezone Application



Parcel #: 12610022

Source: Google Earth

Figure 4 – Comprehensive Plan – Underwood Rezone Application



Parcel #: 12610022

Source: Franklin County Comprehensive Plan 2026

Figure 5 – Median Franklin County Housing Statistics – Underwood Rezone Application

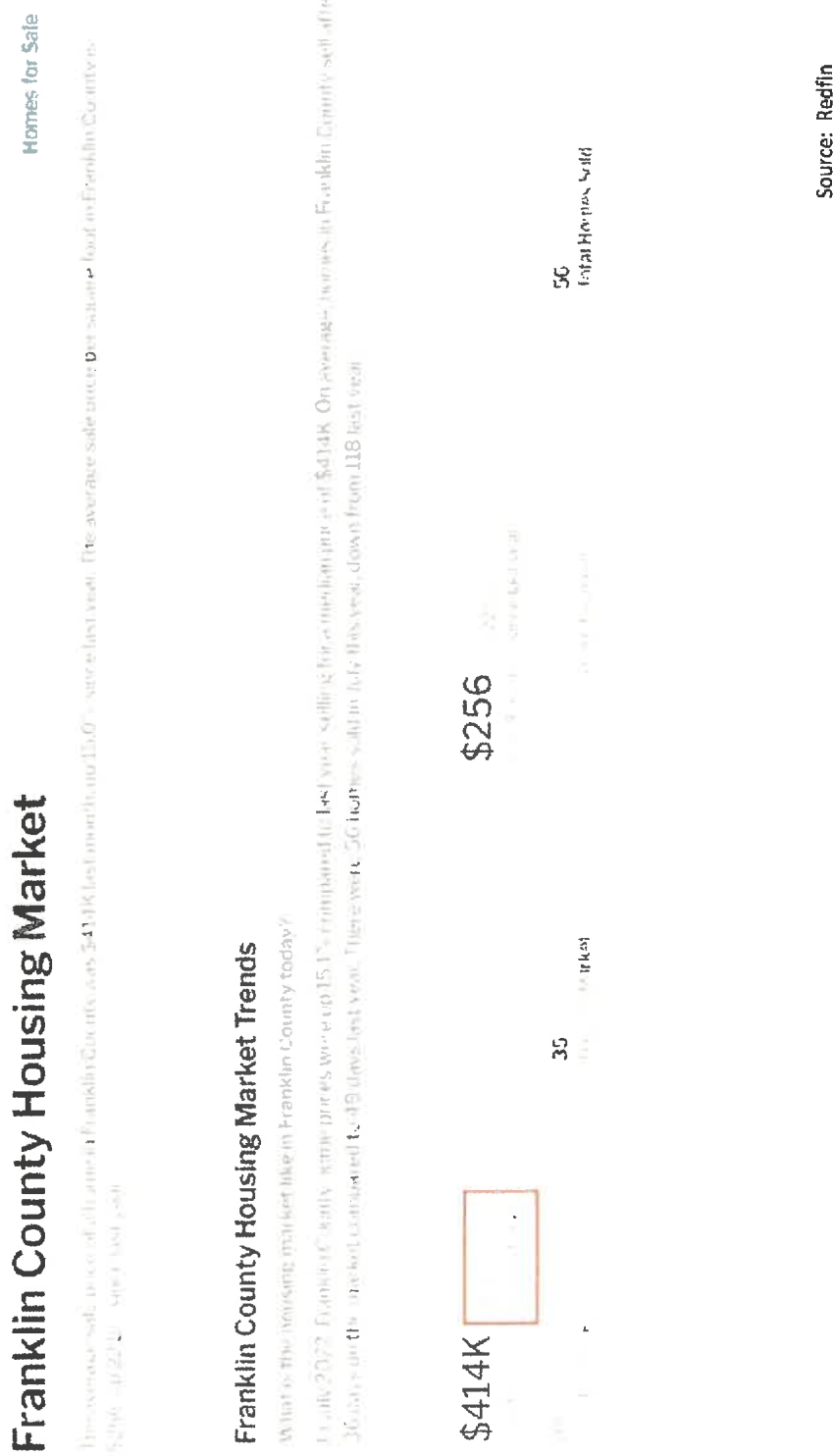
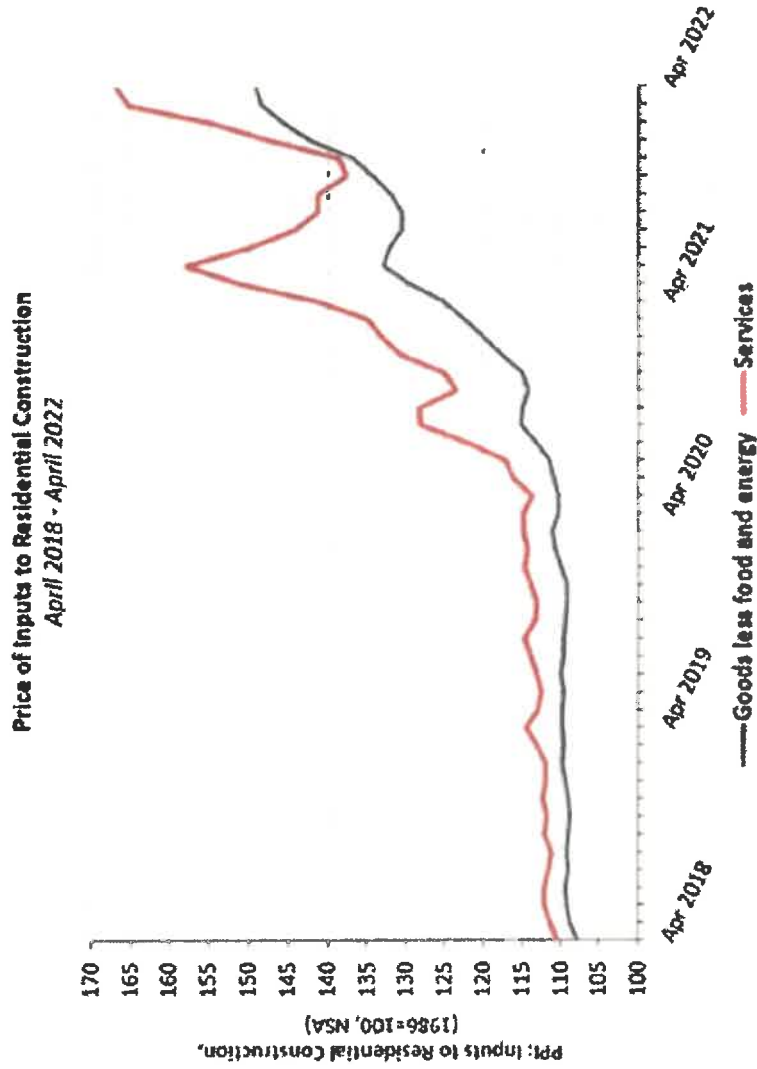


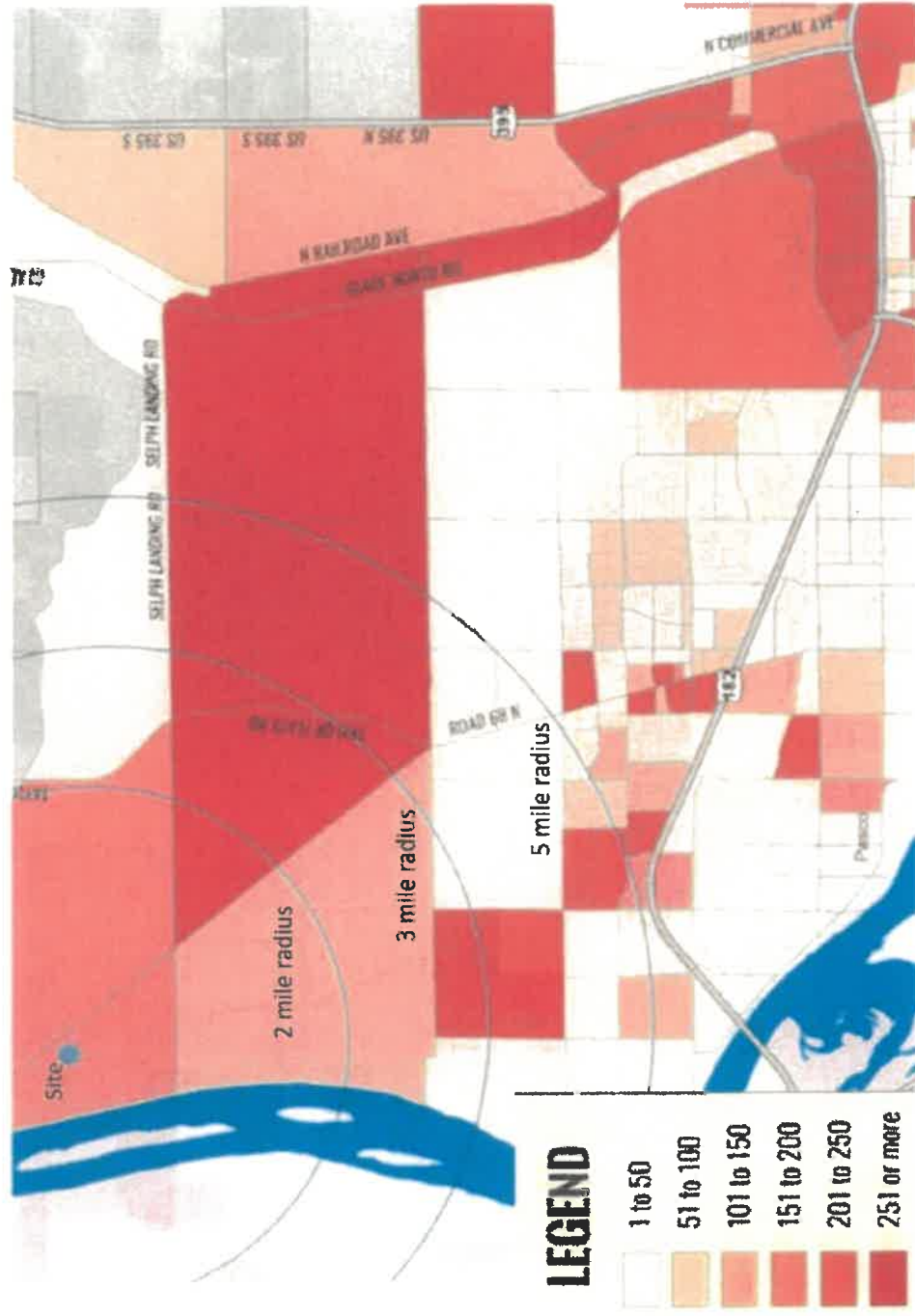
Figure 6 – Building Material Price Increases – Underwood Rezone Application



Building Material Prices Have Risen 35% Since the beginning of the Pandemic

Source: National Association of Home Builders

Figure 7 – Site's Proximity to Future Employment Sites – Underwood Rezone Application



Estimated Future Jobs
within 2 miles of site: **503**

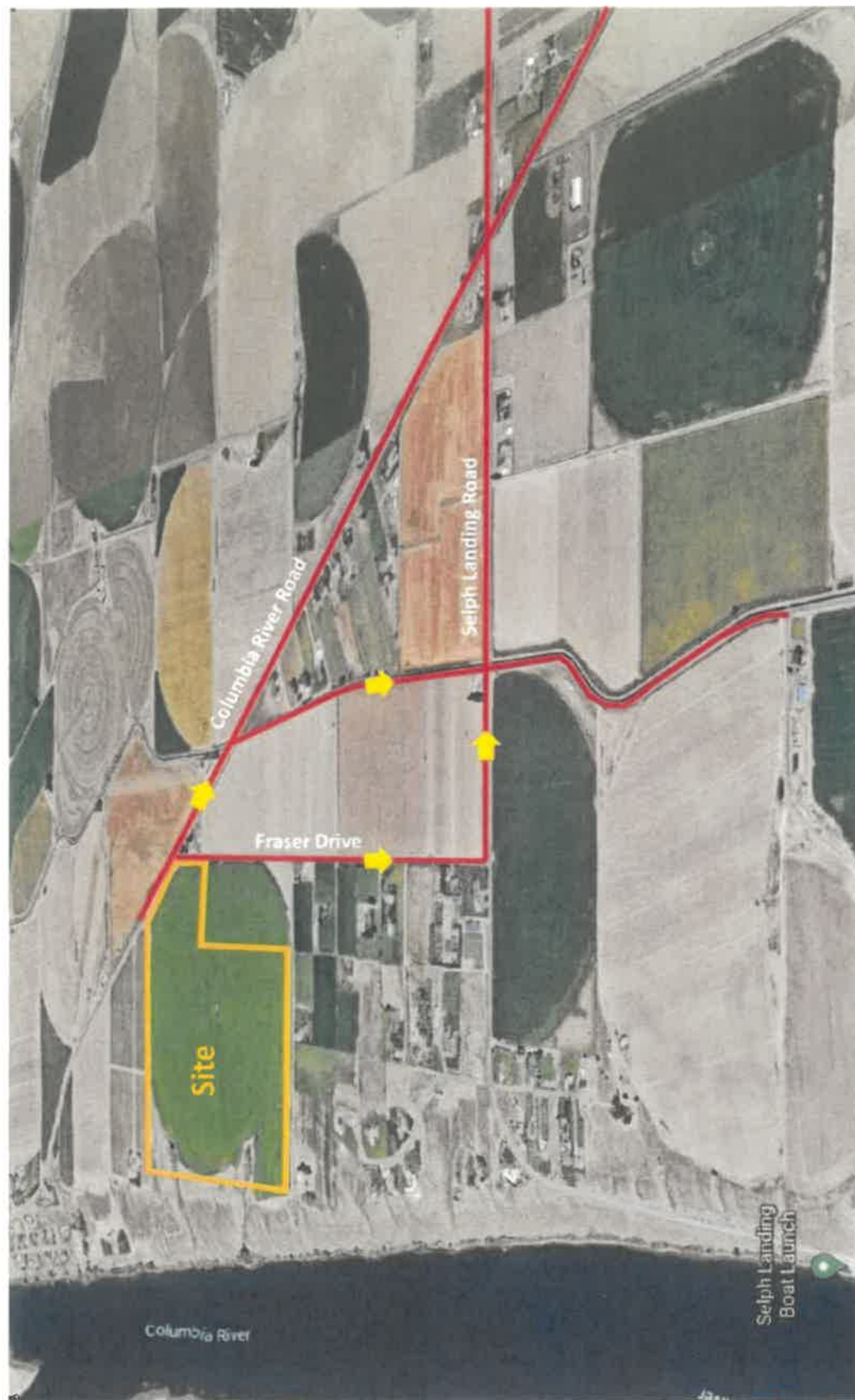
Estimated Future Jobs
within 3 miles of site: **805**

Estimated Future Jobs
within 5 miles of site: **1,661**

Parcel #: 12610022

Franklin County 2040 Employment Estimates by Transportation Analysis Zone (TAZ)

Figure 8 – Existing Road System – Underwood Rezone Application



Source: Google Maps

Parcel #: 12610022

GMA is aggravating housing shortage in Tri-Cities, officials say

Wendy Culverwell| April 2022

A young relative asked Jeff Losey if he should wait for the housing market to cool down before purchasing his first home.

Losey, executive director of the Home Builders Association of Tri-Cities, said he advised against waiting.

"The water level is what it is," he said, referring to current home prices. "It's not going to precipitously go down."

Losey, together with Ron Almborg, president of the Tri-City Association of Realtors, provided their insights into what's driving the Tri-City housing market during a recent episode of the Tri-City Development Council's weekly Coffee with Karl Dye program.

What is driving the market? Low interest rates, job creation and population growth. And the 1990 Washington Growth Management Act.

The Federal Reserve may be raising interest rates in a bid to control inflation, but the other factors driving down inventory and driving up demand – and prices – aren't abating, they agreed.

Young and first-time buyers are the hardest hit, but they aren't alone, said Almborg, a designated broker with Keller Williams Tri-Cities when he's not leading the industry association that represents about 850 local real estate professionals.

Older residents looking to downsize into single-level homes have few choices also.

"It's not just first-time home buyers. It's older folks. They're having a challenge too."

Fewer getting built

Losey outlined how builders secured fewer permits for new homes in 2021 than the year prior, not because demand is abating but because buildable lots are scarce in some areas.

Tri-City homebuilders secured permits to construct 1,647 homes in 2021, down 1,695 from in 2020.

He blames Washington's Growth Management Act for making it difficult to expand city limits – and services.

"The GMA is the thorn in the side of every jurisdiction. It's more expensive because you've restricted the supply," he said.

Kennewick housing starts dipped to 238 in 2021, from 290. Losey anticipates a jump in 2022 as work proceeds in the Southridge area as land is prepared along the base of Thompson Hill. A drive along Bob Olson Parkway readily affirms that land is being prepared for future subdivisions.

Pasco saw a dip too and like Kennewick, it is not for lack of demand but rather available lots. When the urban growth boundary is approved, land will be developed.

"We expect that to pick up again," he said.

Richland and West Richland were strong performers thanks to the available lots at Badger Mountain South for the former and Aho Development's Heights at Red Mountain Ranch in the latter.

The numbers

Almberg painted a difficult portrait of the Tri-City residential market for buyers.

The median home price in the Tri-Cities rose to \$400,000 by the end of 2021, up 20% from the year prior.

The average list price for a three-bedroom home – the most common sold – was about \$369,000 in 2021. Tellingly, three-bedroom homes sold for slightly more than their average asking price, about \$374,000 on average.

Agents now advise buyers not to put in offers that are less than full price.

There is a positive aspect, though.

The Tri-Cities is not Seattle, Portland or even Boise, where homes sometimes draw headlines by selling for hundreds of thousands of dollars more than the list price.

Local homes may sell for four figures over asking, but not six.

"Buyers aren't that desperate," he said. "They won't way overpay."

The price range for homes is on the rise.

A decade ago, most homes sold in the \$120,000-\$330,000 range. Five years ago, the bottom end shifted up to \$160,000. Today, the range is closer to \$330,000 to \$500,000-plus.

"There's a huge change," Almberg said.

Interest rates

With inflation approaching 8% in early April, homebuilders anticipate the Fed will take a series of steps to bring it under control.

Robert Dietz, NAHB's chief economist, outlined his expectations in his e-newsletter, Eye on the Economy, in March.

"The economic projections provided by the (Federal Reserve) indicate that markets may expect six additional 25 basis-point increases through the end of 2022," he wrote.

Losey warned buyers – and others – to be mindful that the cost to borrow will go up.

“Absolutely, rates are going up,” Losey said. “If you want to get that pool, you’d better do it now.”

Almberg said when the Federal Reserve approved a rate hike of 0.25 percentage points in March – its first in more than three years – it shaved \$40,000 off the buying power of a typical buyer.

Affordability

According to Losey, the Tri-City housing market is increasingly unaffordable.

Only 20% of families in the community have the income to afford a median new home price of \$569,000. Statewide, only 24% can.

And he notes that for every \$1,000 in added cost in the Tri-Cities, another 80 families are moved out.

That matters a lot to the Tri-Cities, which has traditionally marketed itself as an affordable place to live.

Almberg said one unintended consequence is the community is building out – with people choosing to commute to Tri-City jobs from homes in Prosser, Connell and in his own case, Benton City.

Rising gas prices may dent the trend, but he said he’s noticed builders are moving further out. He said he moved to Benton City about seven years ago because he wanted new construction. But the alfalfa field next door now has 42 homes on it.

FRANKLIN COUNTY, WASHINGTON

STATE ENVIRONMENTAL POLICY ACT (SEPA) DETERMINATION OF NONSIGNIFICANCE (DNS)

Description of proposal: Said application is to rezone one (1) parcel, comprising approximately 130.98 acres of land from the current Rural Community 1 (RC-1) zoning designation to Suburban 20 (RS-20) zoning designation. The land is located in the Rural Shoreline Development area, as identified in the County Comprehensive Plan.

File Number: SEPA 2022-25 (ZC 2022-04)

Proponent: Aqtera Engineering
Agent- Peter Harpster
2705 St. Andrews Loop, Suite C
Pasco, WA 99301

Location:

Parcel 126-210-022: Property is located South of Columbia River Rd., West of Fraser Dr., North of Selph Landing Rd. and East of the Columbia River. The property currently has no address.

Legal Description: A portion of Farm Units 17 and 18, Columbia Basin Project, Block 1, lying in the Northeast quarter of Section 24, Township 10 North, Range 28 East, Willamette Meridian, Franklin County, Washington, described as follows; Beginning at Brass Cap marking the Southeast corner of the Northeast quarter of said Section 24, from which a Brass Cap marking the Northeast corner of said Section 24 bears North 00°10'55" East, 2667.88 feet; Thence South 89°04'41" West, along the South Line of the Northeast quarter of said Section 24, 30.01 feet to the Westerly right-of-way line of Fraser Drive, said point being 30.00 feet Westerly of the centerline thereof when measured at right angles, said point also being the Southeast corner of said Farm Unit 18; Thence continuing South 89°04'41" West along the South line of the Northeast quarter of said Section 24 and the South line of said Farm Unit 18, 674.98 feet to the TRUE POINT OF BEGINNING of the parcel to be described; Thence continuing South 89°04'41" West along the South line of the Northeast quarter of said Section 24 and the South line of said Farm Unit 18, 1935.66 feet to the Southwest corner of the Northeast quarter of said Section 24, said point also being the Southwest corner of said Farm Unit 18; Thence North 00°10'55" East along the West line of the Northeast quarter of said Section 24 and the West line of said Farm Unit 18, 1334.18 feet to the Northwest corner of said Farm Unit 18 and the Southwest corner of said Farm Unit 17; Thence continuing North 00°10'55" East along the West line of said Farm Unit 17, 1334.18 feet to an Aluminum Cap marking the Northwest corner of the Northeast quarter of said Section 24; Thence North 89°05'19" East, along the North line of the Northeast quarter of said Section 24, 2153.85 feet to the Southwesterly right-of-way line of Columbia River Road, said point being

30.00 feet Southwesterly of the centerline thereof when measured at right angles; Thence South 38°11'00" East, along the Southwesterly right-of-way line of said Columbia River Road, 735.81 feet to the Westerly Right-of-way of said Fraser Drive; Thence South 00°10'55" West along the Westerly right-of-way of said Fraser Drive, 447.73 feet; Thence leaving the Westerly right-of-way line of said Fraser Drive, North 89°49'05" West, 682.00 feet; Thence South 00°10'55" West, 313.65 feet to the common line between said Farm Units 17 and 18; Thence continuing South 00°10'55" West, 962.93 feet; Thence South 00°55'19" East, 371.00 feet to the TRUE POINT OF BEGINNING and end of this parcel description.

Lead agency: **Franklin County, Washington.**

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030 (2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

This DNS is issued under WAC 197-11-340; the lead agency will not act on this proposal for 14 days from the date of publication (November 3, 2022). Comments must be submitted by: **November 17, 2022.**

Responsible official: **Derrick Braaten**

Position/title/Phone: **Planning and Building Director – (509) 545-3521**

Address: **502 W Boeing St, Pasco, Washington 99301**

Date/Signature: **11/3/2022 - **

Any agency or person may appeal this SEPA determination by filing a written appeal to the responsible official no later than **November 17, 2022**. Contact the responsible official to read or ask about the procedure for SEPA appeals.

SEPA 2022-23

SEPA ENVIRONMENTAL CHECKLIST FRANKLIN COUNTY, WASHINGTON

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

**For guidance on completing this form or assistance in understanding a question, visit
<http://www.ecy.wa.gov/programs/sea/sepa/ChecklistGuidance.html>**

**The SEPA Handbook is available online at:
<http://www.ecy.wa.gov/programs/sea/sepa/handbk/hbintro.html>**

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the supplemental sheet for nonproject actions (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background

1. Name of proposed project, if applicable:
Underwood Property Rezone
2. Name of applicant: Richard & Leslie Underwood
3. Address and phone number of applicant and contact person:

Applicant's Representative
Aqtera Engineering
c/o Caleb Stromstad
2705 St. Andrews Loop, Suite C
Pasco, WA 99301
509.845.0208

FCP (9/21/2022): Peter Harpster
at Aqtera is the primary contact
for this application

4. Date checklist prepared:
September 1, 2022
5. Agency requesting checklist:
Franklin County
6. Proposed timing or schedule (including phasing, if applicable):
Change of zoning requested effective upon County approval.
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
Rezone will allow for future single family residential development.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
Not aware of any. Property is currently used for commercial agriculture.
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.
An application to establish a community water system is being prepared for submittal to the State Department of Health.
10. List any government approvals or permits that will be needed for your proposal, if known.
Approval of the rezone request from Franklin County.
11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)
The proposal is to rezone of a 130 acre parcel from the existing RC-1 Zone to a RS-20 Suburban Zone.
12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and

range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The site is located west of and adjacent to the intersection of Columbia River Road and Fraser Drive, near the Columbia River.

To Be Completed by Applicant:

**Evaluation for
Agency Use
Only:**

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site:

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other

b. What is the steepest slope on the site (approximate percent slope)?

The site gently slopes west towards the river. The steepest terrain is less than 5% slope.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

The site is part of the Sagehill-Quincy soil association according to the Franklin County Comprehensive Plan.

FCP (9/21/2022): Soil is classified as Sagehill-Quincy-Neppel (Source: ArcPro GIS Soil Type Layer)

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

None known.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

No grading associated with this rezone application.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

No. The rezone would not result in any construction or development activity.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

No construction is associated with this rezone proposal.

To Be Completed by Applicant:

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

None are necessary.

2. Air

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

No construction is associated with this rezone proposal.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

No.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

None are necessary

3. Water

- a. Surface Water:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

The Columbia River is approximately 850 feet west of the northwest corner of the site.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

No.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

To Be Completed by Applicant:

No fill and grade activities area associated with this proposal.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No.

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

No new waste materials are associated with this proposal.

c. Water runoff (including stormwater):

To Be Completed by Applicant:

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

No changes to drainage patterns associated with this proposal.
Current runoff flows in a westerly direction towards the Columbia River.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

Not applicable. No development activity associated with this proposal.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

None are necessary

4. Plants

- a. Check the types of vegetation found on the site:

- ☐ deciduous tree: alder, maple, aspen, other
- ☐ evergreen tree: fir, cedar, pine, other
- ☐ shrubs
- ☐ grass
- ☐ pasture
- ☐ crop or grain
- ☒ Orchards, vineyards or other permanent crops.
- ☐ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- ☐ water plants: water lily, eelgrass, milfoil, other
- ☐ other types of vegetation

- b. What kind and amount of vegetation will be removed or altered?

No vegetation would be removed as a result of this rezone proposal.

To Be Completed by Applicant:

**Evaluation for
Agency Use
Only:**

- c. List threatened and endangered species known to be on or near the site.
None known to exist on site.

FCP (9/21/2022): Shrubsteppe is listed (Source: WA Dept. of Fish and Wildlife, Priority Habitat Species Map)

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:
None are needed.

- e. List all noxious weeds and invasive species known to be on or near the site.
None known to exist on site.

5. Animals

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

birds: hawk, heron, eagle, songbirds, other:
mammals: deer, bear, elk, beaver, other:
fish: bass, salmon, trout, herring, shellfish, other _____

- b. List any threatened and endangered species known to be on or near the site.
None known to exist on site.

FCP (9/21/2022): Ferruginous hawk is listed as a threatened species in the State of Washington. (Source: WA Dept. of Fish and Wildlife, Priority Habitat Species Map)

- c. Is the site part of a migration route? If so, explain.
Yes, the entire Columbia Basin is part of the Pacific Flyway.

- d. Proposed measures to preserve or enhance wildlife, if any:
None are needed.

- e. List any invasive animal species known to be on or near the site.
None known to exist on site.

6. Energy and Natural Resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.
No construction is associated with this rezone proposal.

To Be Completed by Applicant:

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

Not applicable.

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

Not applicable.

7. Environmental Health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

Not applicable.

- 1) Describe any known or possible contamination at the site from present or past uses.

None known.

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

All existing chemicals being stored onsite for farming operations are in compliance with current regulatory requirements. No additional chemicals associated with this proposal.

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

Not applicable.

- 4) Describe special emergency services that might be required.

Not applicable.

- 5) Proposed measures to reduce or control environmental health hazards, if any:

Not applicable.

To Be Completed by Applicant:

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

Typical farm operation noises exist onsite. These noises will not affect the proposal.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

None associated with the proposal.

- 3) Proposed measures to reduce or control noise impacts, if any:
Not applicable.

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The site is currently used for commercial farming and is zoned RC-1 Rural Community. Properties located south, north and west of the site are zoned RC-1 Rural Community.

FCP (9/21/2022): Rural Community 5 (RC-5) properties are located at the southwestern edge of the proposed parcel. Agricultural Production 20 (AP-20) properties are located to the east of the proposed parcel.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

The entire site has been used for commercial agricultural purposes. The rezone proposal will not result in the site being removed from its current use.

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:
No.

- c. Describe any structures on the site.

No existing structures are located on site.

- d. Will any structures be demolished? If so, what?

To Be Completed by Applicant:

No.

- e. What is the current zoning classification of the site?
RC-1 Rural Community
- f. What is the current comprehensive plan designation of the site?
Rural Shoreline Development LAMIRD – Type I.
- g. If applicable, what is the current shoreline master program designation of the site?
Not applicable.
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify.
None known.
- i. Approximately how many people would reside or work in the completed project?
No persons would work or reside within the project as a result of the rezone proposal.
- j. Approximately how many people would the completed project displace?
No persons would be displaced
- k. Proposed measures to avoid or reduce displacement impacts, if any:
None are needed
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
None are needed.
- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:
None are needed.

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
No housing units would directly result from this proposed rezone.
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
No units would be eliminated.

To Be Completed by Applicant:

- c. Proposed measures to reduce or control housing impacts, if any:
None are needed.

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?
No structures would directly result from the proposed rezone.
- b. What views in the immediate vicinity would be altered or obstructed?
Not applicable.
- b. Proposed measures to reduce or control aesthetic impacts, if any:
None are needed.

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
Not applicable.
- b. Could light or glare from the finished project be a safety hazard or interfere with views?
Not applicable.
- c. What existing off-site sources of light or glare may affect your proposal?
None.
- d. Proposed measures to reduce or control light and glare impacts, if any:
None are needed.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?
Various water related activities occur along the Columbia River, west of the site.
- b. Would the proposed project displace any existing recreational uses? If so, describe.
No.

To Be Completed by Applicant:

**Evaluation for
Agency Use
Only:**

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

None are needed.

13. Historic and cultural preservation

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers ? If so, specifically describe.

None known.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

None known.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

Not applicable.

FCP (9/21/2022): This proposal has a "Survey Highly Advised: Very High Risk" of cultural and historic resources, according to the Washington Information System for Architectural and Archaeological Records Data (WISAARD) online mapping.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

None are needed.

FCP (9/21/2022): This proposal is a non-project action. Specifics relating to impacts to historical resources on the site will be determined at the time of permitting for any development on the properties.

14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

Columbia River Road and Fraser Drive. There are no site access changes associated with this proposal.

To Be Completed by Applicant:

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

No.

FCP (9/21/2022): The nearest Ben Franklin Transit stop is over 4 miles away located along Sandifur Parkway, near Broadmoor Blvd. (Sources: Ben Franklin Transit System Map and Google Maps)

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

Not applicable.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

Not applicable.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No.

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

Not applicable.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

Not applicable.

- h. Proposed measures to reduce or control transportation impacts, if any:

None are needed.

15. Public Services

To Be Completed by Applicant:

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

No.

- b. Proposed measures to reduce or control direct impacts on public services, if any.

None are needed.

16. Utilities

- a. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

No utilities are needed as a direct result of this rezone proposal.

C. Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: 

Name of signee Peter Harpster

Position and Agency/Organization Project Director, Aqtera Engineering

Date Submitted: 09/16/22

D. supplemental sheet for nonproject actions

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

The proposed rezone would increase the likelihood of development of the site with single-family residential use. Compared to agricultural use, residential development would likely decrease the potential for discharge to water, emissions to air, and the production, storage or release of toxic substances.

FCP (9/21/2022): Proposed rezone doubles residential density allotment as stated in 2018 Franklin County Comprehensive Plan (Pg. 55, Goal 1, Policy 2a).

Proposed measures to avoid or reduce such increases are:

Development in accordance with state and county standards for storm water runoff, erosion control and dust control during the development of the site would be adequate to ensure that such increases are minimized.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

The property has been actively farmed for years. The result is that native plants and animal habitat has long since been severely reduced or eliminated.

FCP (9/21/2022): State of Washington has designated the property as Ferruginous Hawk (Threatened Species) habitat based on Washington Department of Fish and Wildlife GIS Portal.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

Measures to control stormwater runoff would protect fish and other marine life in the Columbia River.

3. How would the proposal be likely to deplete energy or natural resources?

Future development of the site would utilize natural resources during the construction of residences and maintenance of those homes would require ongoing energy use.

Proposed measures to protect or conserve energy and natural resources are:

Compliance with state energy code standards will serve to minimize energy use needed to support future residential development. Building at a higher density will efficiently provide for a greater number of future residences on-site and will therefore help to reduce demand for conversion of other lands to residential use.

FCP (9/21/2022): Proposed rezone doubles residential density allotment as stated in 2018 Franklin County Comprehensive Plan (Pg. 55, Goal 1, Policy 2a).

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

The site has no known environmentally sensitive areas or other areas designated for governmental protection or open space.

FCP (9/21/2022): State of Washington has designated the property as Ferruginous Hawk (Threatened Species) habitat based on Washington Department of Fish and Wildlife GIS Portal.

Proposed measures to protect such resources or to avoid or reduce impacts are:

Compliance with the County zoning regulations and development standards will mitigate these impacts.

FCP (9/21/2022): Rezone as proposed does not meet 2018 Franklin County Comprehensive Plan minimum lot area requirements (Pg. 55, Goal 1, Policy 2a).

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

The proposal will not impact shoreline uses.

Proposed measures to avoid or reduce shoreline and land use impacts are:

Existing provisions in the County's subdivision regulations will ensure that land use impacts are adequately addressed at the time that specific development plans are brought forward for review.

FCP (9/21/2022): Rezone as proposed does not meet 2018 Franklin County Comprehensive Plan minimum lot area requirements (Pg. 55, Goal 1, Policy 2a)

FCP (9/21/2022)
Encourages urban development in areas lacking adequate public facilities and conversion of undeveloped land into sprawling, low-density development, which is against the county-wide planning policies as stated in the 2018 Franklin County Comprehensive Plan (Pg. 6-7).

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Future residential development will increase trips on nearby roads.

Proposed measures to reduce or respond to such demand(s) are:

County regulations pertaining to subdivision are designed to mitigate impacts and will require road frontage improvements and the payment of traffic mitigation fees.

FCP (9/21/2022):
Columbia River Road improvements are not listed in the Franklin County 20-year project list (2018-2038) as provided in the 2018 Franklin County Comprehensive Plan (Pg. 156-158) Improvements are also not listed in Franklin County's six year Transportation Improvement Plan (2022-2027).

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

No known conflicts exist. The proposal is consistent with the County's comprehensive plan.

FCP (9/21/2022): 2018 Franklin County Comprehensive Plan states: "The subdivision of land within areas designated for Rural Settlement, Rural Residential and Rural Shoreline land use may have a minimum lot area of one-acre provided community wells and paved public roads are provided." (Pg. 55, Goal 1, Policy 2a)

Agenda Item #1

MAPS & SITE PHOTOS

ZC 2022-04

Underwood – Zone Change (RC-1 to RS-20)





